



BIRCHLEAF, STOW-ON-THE-WOLD



COTSWOLD STONE HOME ON THE EDGE OF HISTORIC MARKET TOWN

Distances: Moreton-in-Marsh 4 miles and Kingham 5 miles (both with
trains to London Paddington from approx. 76 mins), Burford 7 miles,
Cheltenham 20 miles, Cirencester 22 miles, Oxford 25 miles.

All distances and times approximate.



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EPC

D

Local Authority: Cotswold District Council

Council Tax band: F

Tenure: Freehold



LOCATION

Stow-on-the-Wold is a former wool town offering a wide selection of excellent shops, pubs and restaurants. The town is well situated to provide good access via road and rail to Birmingham in the north and London in the south. The town provides day-to-day amenities, including a large supermarket, with Daylesford Organic Farm shop nearby and more comprehensive facilities in Cheltenham, Oxford and Banbury. Schooling in the area is outstanding and includes; Stow Primary, The Cotswold Academy, Chipping Campden, Cheltenham College and Cheltenham Ladies College, Kitebrook, Tudor Hall, and Oxford schools. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Naunton Downs and Broadway, rugby at Gloucester. A rare opportunity to acquire a beautifully renovated detached home in the heart of the Cotswolds, located in the picturesque and highly sought-after market town of Stow-on-the-Wold.







PROPERTY

A spacious and welcoming entrance hall sets the tone for the rest of the property. From here, two versatile ground floor rooms offer excellent flexibility, ideal as additional bedrooms, home-working spaces or elegant reception rooms. A well appointed shower room and a large utility room provide practical convenience. The principal living room is a standout feature, combining character and comfort with a wood burning stove, attractive timber flooring and traditional mullioned windows that frame views of the garden.

At the heart of the home lies the superb kitchen/breakfast room, an inviting space perfect for modern living and entertaining. It is fitted with an extensive range of bespoke cabinetry, granite work surfaces and quality appliances. Full width bi-fold doors open seamlessly onto the terrace, creating an effortless connection between indoor and outdoor living.

The first floor hosts two elegant bedroom suites, each thoughtfully designed with comfort and privacy in mind. One offers an en suite bathroom, while the second features an en suite shower room







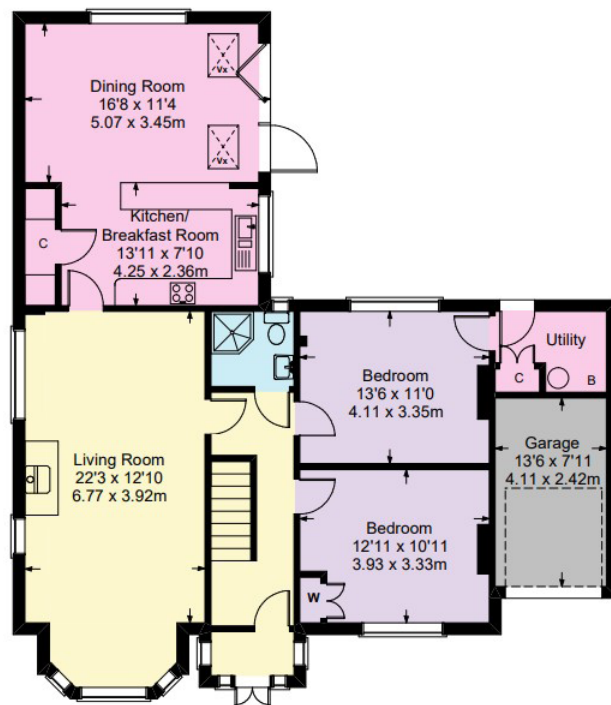
OUTSIDE

Birchleaf is approached via a gravel driveway with plenty of parking, along with the added benefit of a garage. The grounds are framed by mature borders, enhancing privacy. The rear garden is particularly appealing—mainly laid to lawn and complemented by established trees and shrubs. A generous paved terrace offers an ideal setting for outdoor dining, relaxation and entertaining.

This exceptional property offers stylish interiors, generous gardens, and a separate self-contained office/studio—ideal for remote working, creative space, or guest accommodation

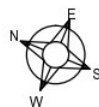




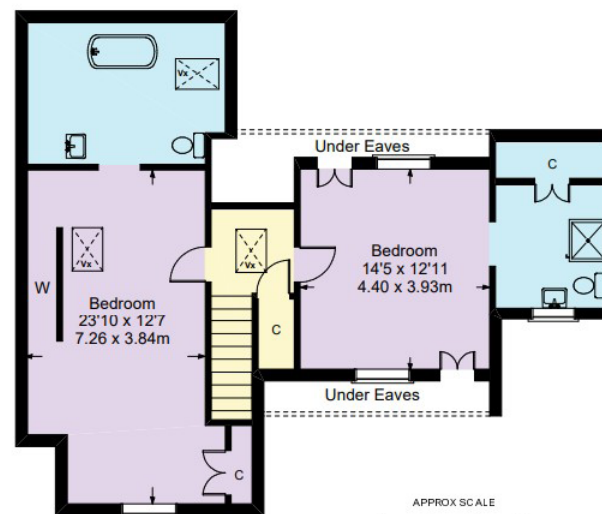


GROUND FLOOR

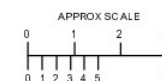
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important Notice on the last page of text of the Particulars.



Birchleaf



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA:
2155 sq ft - 200 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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