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# Tayler & Fletcher



1 Parkland Mews, Stow-on-the-Wold, GL54 1BA  
Guide Price £350,000





## 1 Parkland Mews

Stow-on-the-Wold, GL54 1BA

*An immaculately presented three storey town house with allocated parking, situated within easy walking distance of The Town Square.*

### Description

Number 1 Parkland Mews is a beautifully presented mid terrace, three storey building constructed of natural Cotswold stone under a tiled roof. Parkland Mews was built in 1986 and Number 1 was renovated a few years ago.

The property has a good sized Sitting Room with a pleasant aspect overlooking the communal garden at the rear. It also has flexible accommodation with the Hall, Cloakroom and Study/Occasional Bedroom on the ground floor. The Sitting Room and Kitchen/Breakfast Room are on the first floor and the Kitchen/Breakfast room has underfloor heating. There are two Bedrooms and a Bathroom on the second floor. A loft hatch on the second floor landing gives access to the Attic.

An impressive wrought iron gate and archway lead to the well tended communal garden and beyond to the car parking area which is approached from Back Walls providing a designated parking space together with visitor spaces.

### Location

1 Parkland Mews is situated within a short walk of The Square. Stow-on-the-Wold is an attractive market town with the parish church of St Edward together with a wide variety of

shops and boutiques. In addition it has a good range of hostelries and a primary school.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school and a public Sports centre. There are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) with regular services to London Paddington via Oxford and Reading.

Cheltenham, 18 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelries, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.

### Accommodation

#### Hall

#### Study/Bedroom 3

Casement window and built in cupboard.

#### Cloakroom

Low level w.c. wash hand basin.

### Sitting Room

Fireplace with cut stone surround and fitted with an electric coal effect fire, set on a raised hearth. Casement window overlooking private courtyard. Timber beamed ceiling, three wall light points and TV point. Cupboard housing a Bosch Tumble Dryer and the Worcester Bosch boiler which was new in July 2024.

### Kitchen/Breakfast Room

Sink unit with single basin and mixer taps set within a wide surround with a range of drawers and cupboards beneath and matching breakfast bar. Built in Smeg dishwasher and Candy washing machine. Four ring Smeg gas hob with extractor above and oven and grill below. Built in fridge freezer. Underfloor heating.

### Bedroom 1

Double bedroom with built in wardrobes and large south-facing Velux window.

### Bedroom 2

Double bedroom with built in wardrobes and casement window.

### Bathroom

Low level w.c. wash hand basin. Bath with shower over. Heated towel rail.

### Service Charge

We are advised that the management charge for 1 Parkland Mews is currently £660 per annum.

### Services

Mains electricity, water, gas and drainage are connected to the property. Please Note: We have not tested any equipment, appliances

or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase. Worcester Bosch British Gas combination boiler is located in the cupboard in the Sitting Room, which was installed in July 2024.

### Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.

### Council Tax

Band C. Rates payable for 2026/2027 £2,186.12.

### Tenure

1 Parkland Mews is offered for sale Leasehold on a 999 year Lease from 1st September 1986. Each resident owns a share of the freehold. The Ground rent is £25 per annum.

### what3words

///pleaser.solution.coupler

### Directions

From the Stow-on-the-Wold office of Taylor & Fletcher leave Digbeth Street leading into Park Street. Continue down Park Street about 50 yards and the property will be seen on the right hand side. The rear parking to Parkland Mews can be approached off Back Walls.

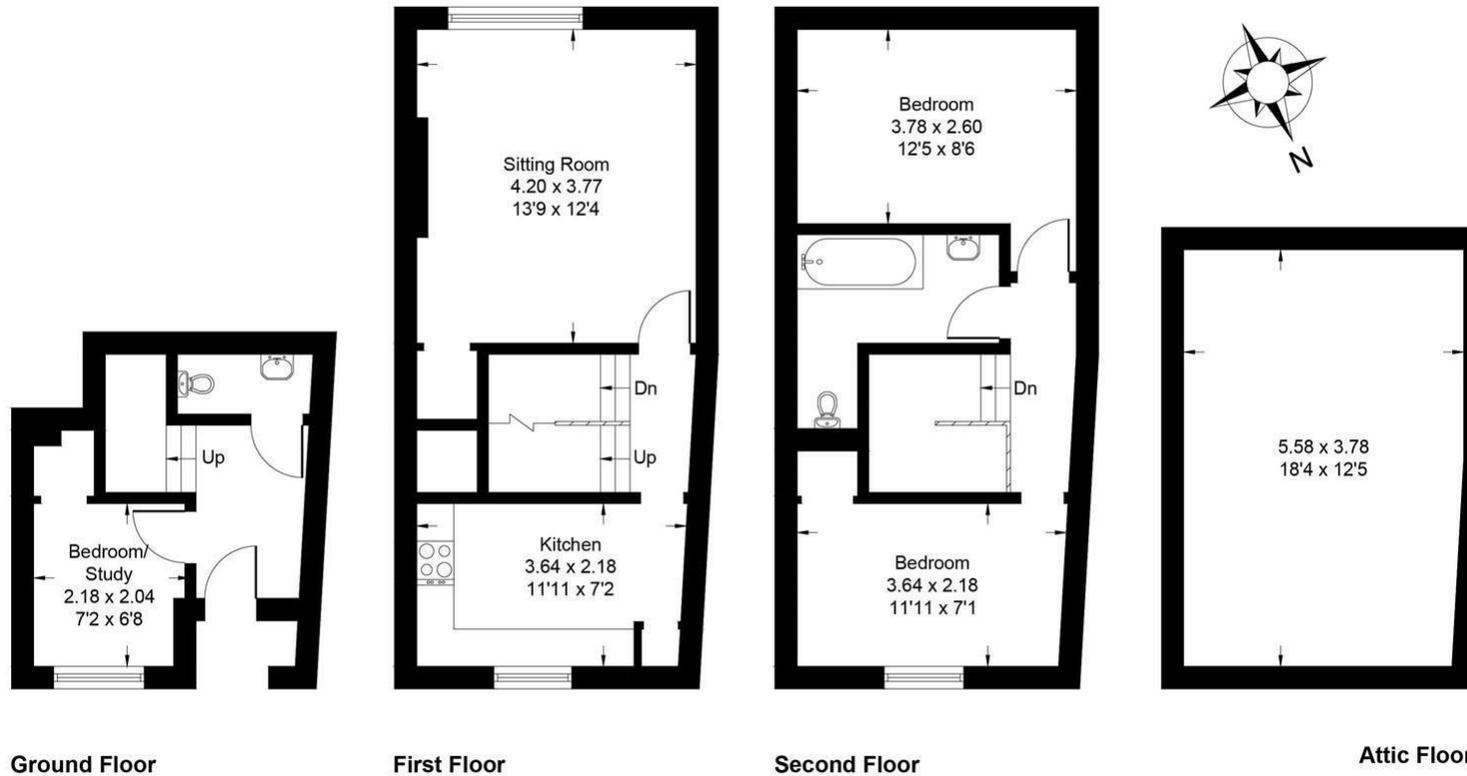
### Please Note

Parkland Mews Properties can be rented out but not for holiday let purposes



## Floor Plan

Approximate Gross Internal Area = 75.20 sq m / 809 sq ft  
Attic = 20.90 sq m / 225 sq ft  
Total = 96.10 sq m / 1034 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.