

# JUNIPER COTTAGE

STOW-ON-THE-WOLD, GLOUCESTERSHIRE



A well-presented cottage with a landscaped garden and parking, tucked away in the town of Stow on the Wold.

**Ground Floor:** Entrance hall • Sitting Room  
Kitchen/Dining Room

**First Floor:** Main bedroom with adjoining Shower Room

Two further Bedroom • Bath/Shower Room

**Outside:** Lawned Garden • Parking  
Set in about 0.027 Acre

**Butler  
Sherborn**

**Stow-on-the-Wold Office**

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## DESCRIPTION

Juniper Cottage is a delightful Cotswold stone cottage set in an excellent position in the town of Stow on the Wold. This terraced cottage is very deceptive, with 1,100sqft of beautifully presented living space, set over two floors. Built in 2006, the current owners have been there since it was built.

The property is approached over a shared no-through drive, there are only five houses in Devon Gardens. The paved parking area and the landscaped garden are to the front east facing aspect. The covered porch leads into a spacious entrance hall at the heart of the house. The impressive sitting room has good proportions and an eye-catching Cotswold stone fireplace with a multi-fuel wood burner. To both sides there are useful storage cupboards.

The kitchen/dining room has an attractive wooden floor and a fitted kitchen with integral appliances, including fridge freezer, dishwasher, washer/drier, induction hob and pyrolytic self-cleaning oven. There is a useful ground floor cloakroom off the hall.

The main bedroom has fitted wardrobes and faces east for the morning sunshine with adjoining shower room. The family bath/shower room is of good proportions and services the two other bedrooms, both of which have fitted wardrobes and bedroom two has a large chest of drawers. The loft offers further storage.

A mature wisteria covers the front of the property and traditional Cotswold stone walls partly enclose the paved and lawned garden. The flower and shrub borders are well-stocked with attractive plants and flowers.

Devon Gardens is just set just off Shepherds Way, Juniper Cottage enjoys a prime location within walking distance of Stow's many amenities, including independent shops, cafés, traditional pubs, and



essential services such as the doctor's surgery and vet. The area is well-served by excellent schools, with a primary school in Stow-on-the-Wold and the renowned Cotswold School in Bourton-on-the-Water for secondary education. This popular town sits on the edge of the Cotswolds and is within a Conservation Area and an Area of Outstanding Natural Beauty.

**Agent's Notes:** Juniper Cottage is a to be private dwelling house for a single family. This restriction is in place preventing the cottage being used as a holiday let. The shared access requires five parties to contribute towards the maintenance. The front garden cannot be used for drying washing.

## SERVICES

Mains water, drainage, electricity, and gas. Gas fired central heating, boiler in the kitchen. Broadband connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX  
T: 01285 623000 | W: [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

**COUNCIL TAX BAND** Band C

**EPC C** (79)

## VIEWING

Please telephone Butler Sherborn, Stow on the Wold Office -  
T: 01451 830731 | E: [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## DIRECTIONS (GL54 1DD)

From the Butler Sherborn office continue up Oddington Road, turn into St Edwards Drive, turn left, then at the end turn right after Oakeys Close. Juniper Cottage is the 2nd cottage on the left hand side.

**what3words:** fixed.rankings.sparkles



### Pubs

The Old Butchers 0.2 mile  
The Fox Oddington 2.7 miles  
The Wild Rabbit Kingham 5.4 miles



### Schools

Stow on the Wold Primary School 0.2 mile  
The Cotswold School 3.7 miles  
Kingham Hill 5.5 miles



### Train stations

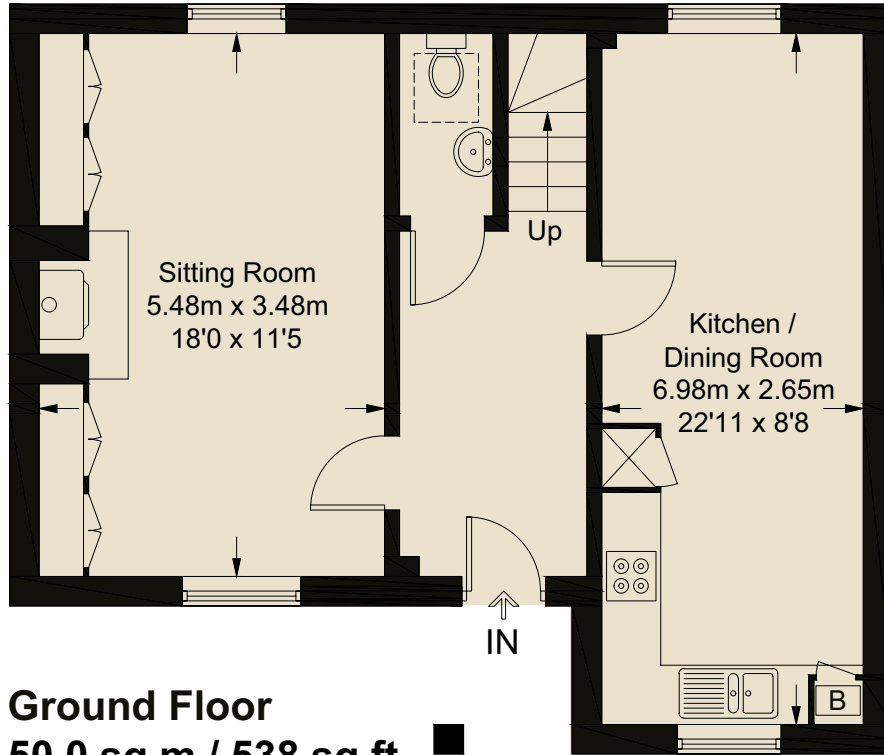
Moreton in Marsh station 4.7 miles  
Kingham Station 5 miles



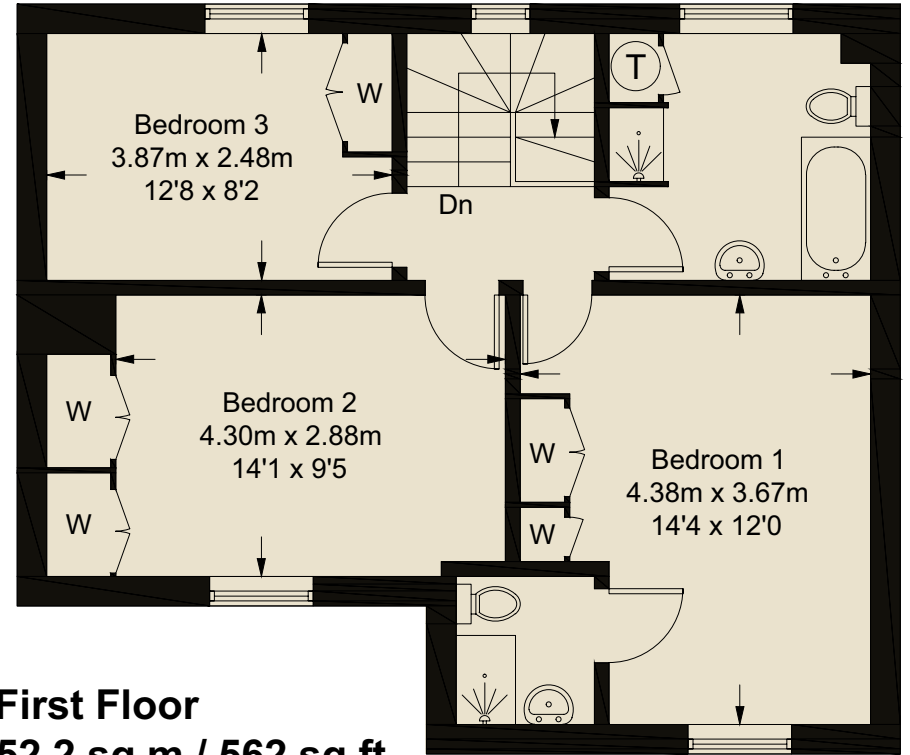
### Membership Clubs

Daylesford Organic, Spa and Bamford 3.8 miles  
Soho Farmhouse 16.2 miles





**Ground Floor**  
50.0 sq m / 538 sq ft



**First Floor**  
52.2 sq m / 562 sq ft

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1311475)



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