



STEPS COTTAGE, STOW-ON-THE-WOLD



CHARMING COTSWOLD COTTAGE WITH HOLIDAY LET ANNEXE

Moreton-in-Marsh 4 miles and Kingham 5 miles (trains to London
Paddington from 76 minutes), Burford 7 miles, Cheltenham 20 miles,
Cirencester 22 miles and Oxford 25 miles.

Distances and times approximate.



3-4



1-2



2-3

EPC

D



Local Authority: Cotswold District Council

Council Tax band: tbc

Tenure: Freehold



LOCATION

Stow-on-the-Wold is one of the most renowned towns in the North Cotswolds. The former wool town offers 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. Stow-on-the-Wold provides day-to-day amenities, including a large supermarket, with Daylesford Organic Farm shop and the Bamford private members club nearby and more comprehensive facilities in Cheltenham, Oxford and Banbury. Schooling in the area is outstanding and includes Stow Primary, Kitebrook, Tudor Hall, Cheltenham College and Cheltenham Ladies College, The Cotswold School, Chipping Campden and Oxford schools including; The Dragon, Summerfield's and St Edwards. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Naunton Downs and Broadway, rugby at Gloucester.







PROPERTY

A versatile and attractive property comprising a two/three-bedroom cottage and a separate double garage with self-contained apartment above, set centrally within Stow's main square.

The main cottage, accessed from both the High Street and Fosseway, offers flexible accommodation over three floors including a sitting room, kitchen/dining room, cloakroom, and a south-west facing sunroom. Upstairs are two bedrooms, a bathroom, and a further bedroom/study area, while the top floor provides a spacious landing ideal as an additional bedroom or workspace with fine Cotswold views.

There is scope to enhance the existing sunroom and utility areas, along with potential for a further wrap-around extension (subject to planning).







OUTSIDE AND ANNEXE HOLIDAY LET

Outside, the property enjoys a sunny, low-maintenance garden with courtyard and garage.

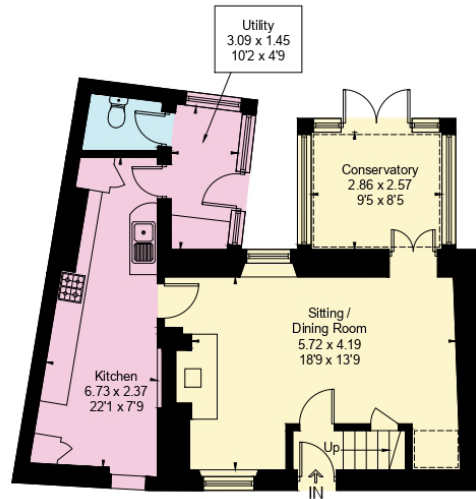
Previously a successful holiday let, this unique home offers excellent flexibility for living, working, or generating income.

The holiday let is an annexe accessed via the garden or Fosseway and features a sitting room, dining room with kitchen, a bedroom, bathroom, loft storage, and a small balcony - perfect for guests, home working, or rental use.

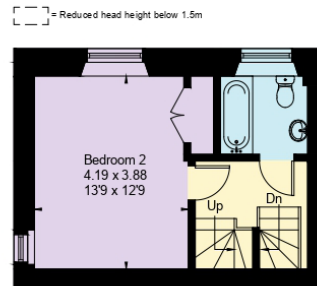




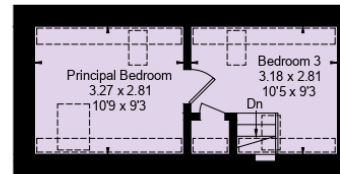
Approximate Floor Area = 97.5 sq m / 1049 sq ft
 Annex = 36.7 sq m / 384 sq ft
 Garage = 41.5 sq m / 447 sq ft
 Total = 175.7 sq m / 1880 sq ft



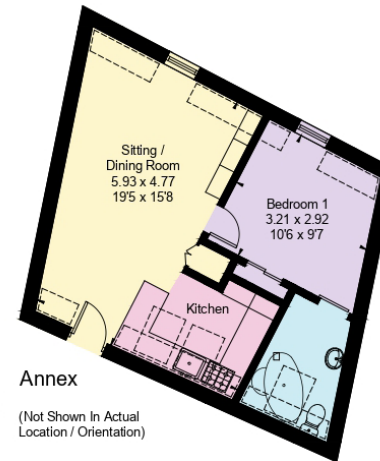
Ground Floor



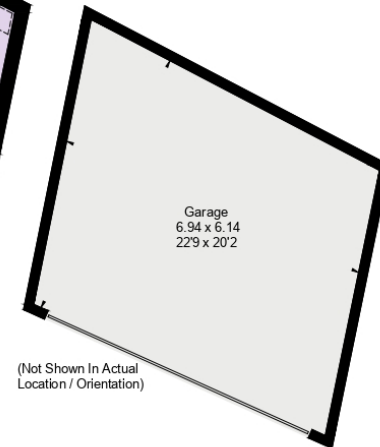
First Floor



Second Floor

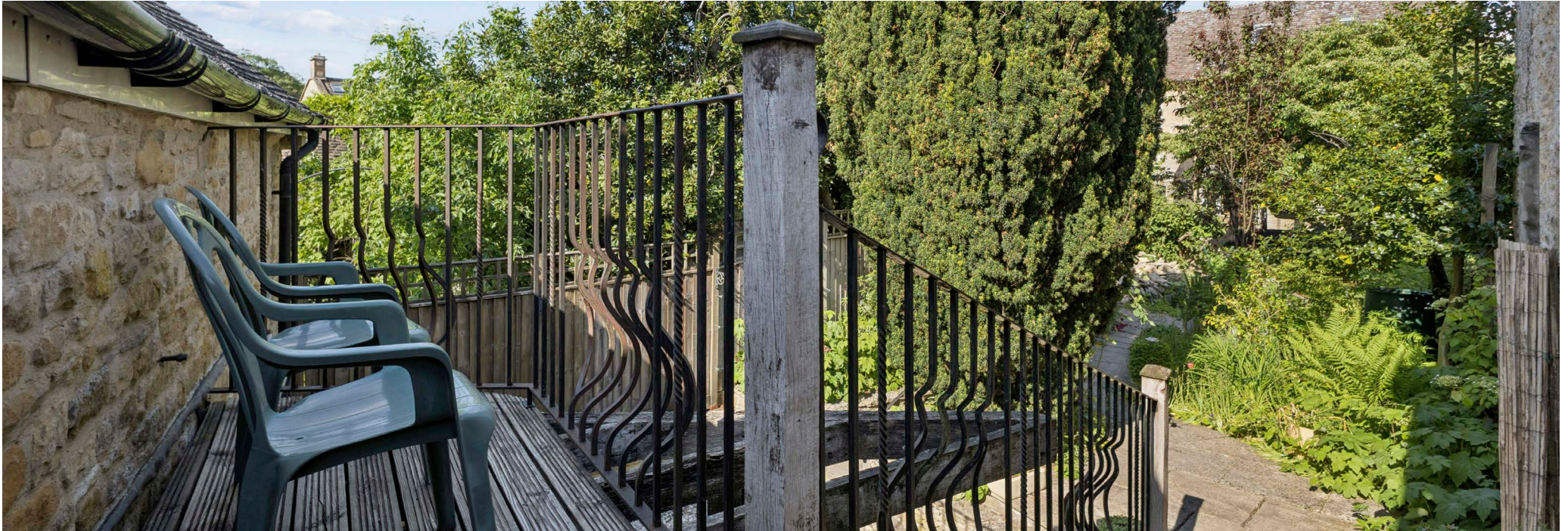


Annex



Drawn for illustration and identification purposes only by @fourwalls-group.com #109344

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)



Helen Waddilove

01451 600610

helen.waddilove@knightfrank.com

Knight Frank Stow-on-the-Wold

Brett House, Park Street, GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026 Photographs dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

 Knight
Frank

