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# Tayler & Fletcher



41 Griffin Close, Stow-on-the-Wold, GL54 1AY  
Guide Price £450,000





# 41 Griffin Close

Stow-on-the-Wold, GL54 1AY

*A 3 bedroom link detached house with front and rear gardens, a garage and wonderful views across the Evenlode Valley, located on the edge of Stow-on-the-Wold.*

## Description

41 Griffin Close is an attractive link detached house constructed of brick elevations under a tiled roof. It is thought to have been built in 1980 and has been constructed to take advantage of its magnificent position with far reaching views across the Evenlode vale.

The house enjoys comfortable accommodation with a staircase hall with cloakroom, large sitting room/dining room ( 26' x 13'1") and incorporating a Clearview woodburning stove. There is an attractive Kitchen with a window enjoying the view together with a separate utility room and door to the garage.

On the first floor, there are three bedrooms with the main bedroom enjoying the view and a family Shower room with a generous walk-in shower.

## Location

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 hostelrys 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, has excellent shopping facilities, a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre. It is also well known for the National Hunt, Music, Literature and Cricket festivals.

## Accommodation

Gable entrance canopy, glazed and panelled front door.

## Staircase Hall

## Cloakroom

Low-level w.c, pedestal wash hand basin with tiled splashback, casement window, coat hooks.

## Sitting Room / Dining Room

Fireplace fitted with a Clearview wood burning stove set on a hearth with a timber mantelpiece above. Coved ceiling, three wall light points, 2 TV points and a sliding double glazed door leading to the garden terrace.

## Kitchen

Comprising Belfast sink unit with chrome mixer tap set within a timber surround with integrated draining board. Cupboards beneath, fitted Electrolux dishwasher, corner cupboard with carousel. Free standing Belling oven with four ring induction hob and double oven and grill below. Range of matching eye level cupboards, breakfast bar, 5 recessed ceiling spotlights.

## Archway to

## Utility Room

Stainless steel sink unit and single drainer and mixer tap and with a range of drawers and cupboards beneath,



space and plumbing for washing machine, space for upright fridge freezer, further range of matching cupboards, one of which houses the Vaillant gas fire central heating boiler. Doors to the garage and rear garden.

### First Floor

First floor Landing, door to airing cupboard with foam lagged copper hot water cylinder. Access to the roof space.

### Bedroom 1

Coved ceiling and part panelled wall. Casement window enjoying the magnificent and far reaching views over the adjoining countryside and Evenlode Vale beyond.

### Bedroom 2

Coved ceiling.

### Bedroom 3

Coved ceiling.

### Shower Room

With a matching white suite comprising walk-in shower with a large overhead rose and separate handheld attachment and tiled surround. Pedestal wash hand basin, low-level w.c. 4 recessed ceiling spotlights, heated towel rail.

### Garden

Set to the side of the drive is a lawned front garden with paved terraced area and positioned to enjoy the afternoon sunshine.

The rear garden, which is a particular feature of the property, is approached from either a side gate or alternatively from doors from the sitting room or utility room. It is entirely paved and set on two levels and positioned to take advantage of the wonderful view. The rear garden is boarded by hedging to two sides and timber fencing to the third and has an attached timber loggia with translucent roofing.

### Parking

41 Griffin Close is approached at the end of the tarmacadam hammerhead and over a shared gravel drive leading to the attached single garage with up and over door power and light.

### Services

Mains Electricity, Gas, Water, and Drainage are connected. 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.

### Local Authority

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

### Council Tax

Band D. Rates payable for 2026/2027 £2,459.38

### Tenure

Freehold.

### Directions

From Stow-on-the-Wold take the A436 towards Chipping Norton. Turn left into King Georges Field and take the first right turn which leads to Griffin Close. Follow the road round to the left and no 41 will be seen on the right hand side at the end of the hammerhead.

### What3Words

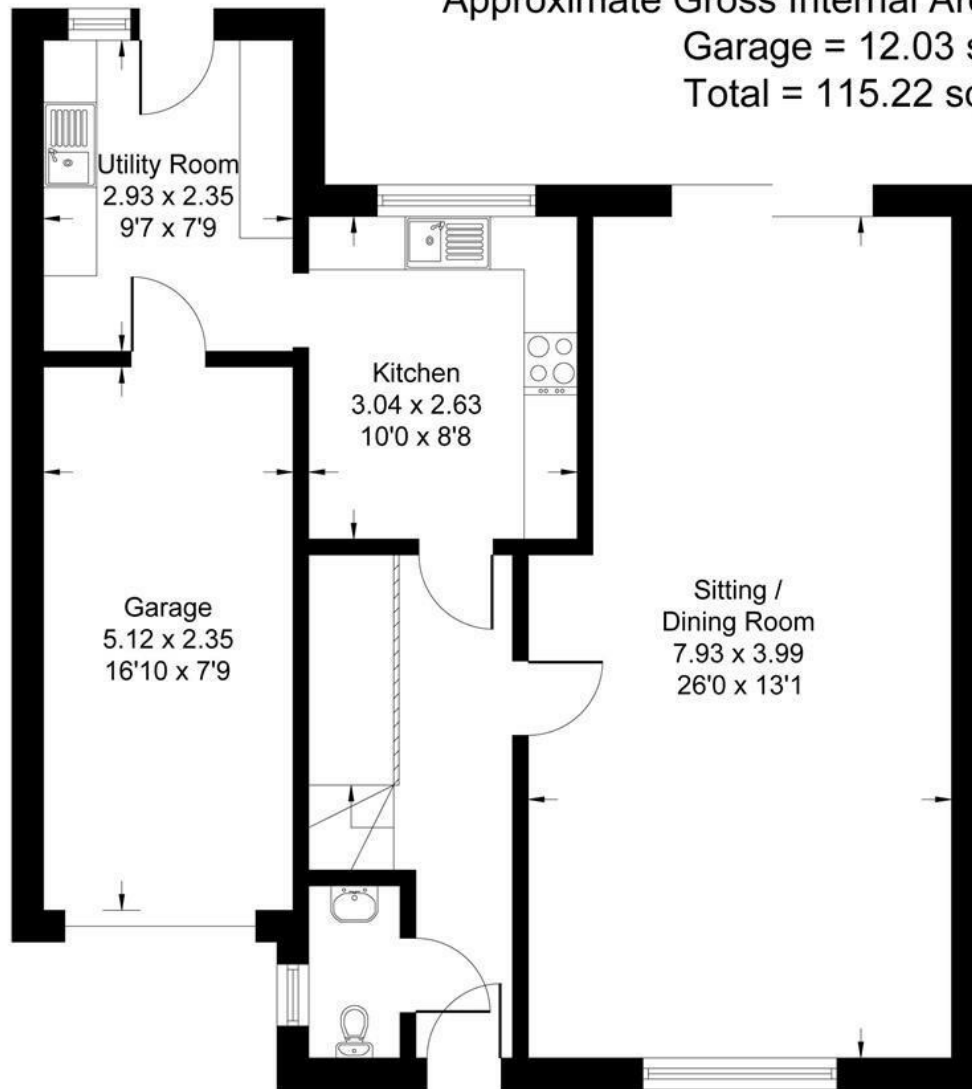
[///cheerful.woven.conspired](https://www.what3words.com/cheerful.woven.conspired)



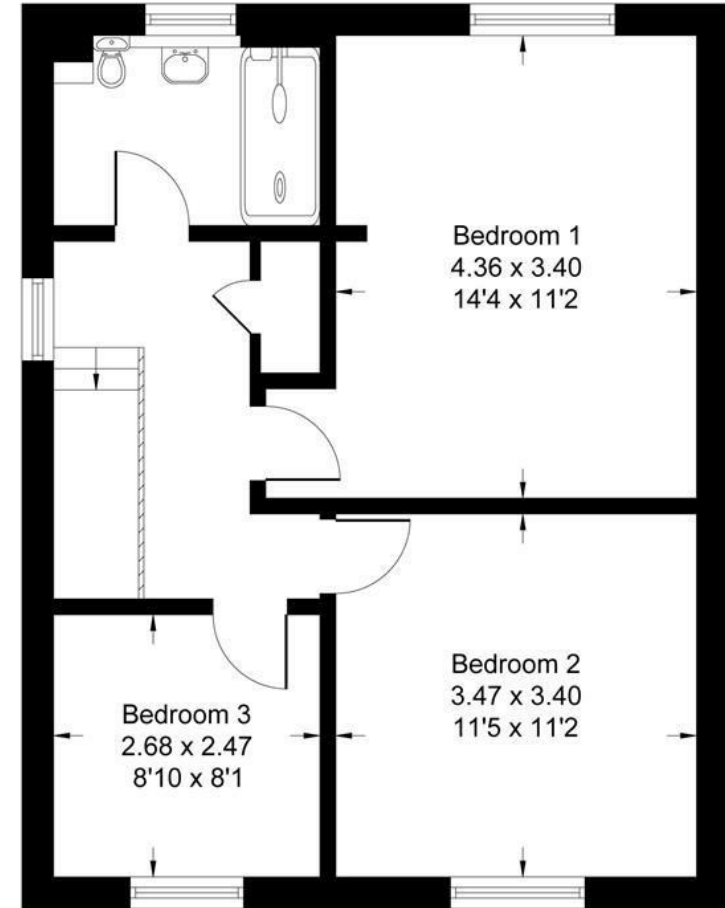
Approximate Gross Internal Area = 103.19 sq m / 1111 sq ft

Garage = 12.03 sq m / 129 sq ft

Total = 115.22 sq m / 1240 sq ft



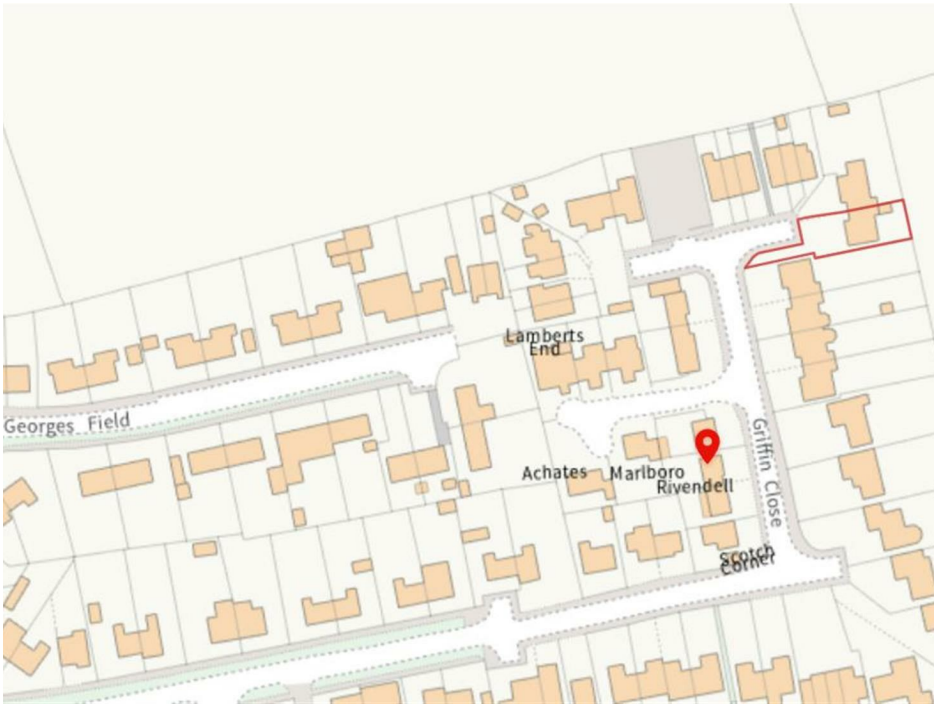
**Ground Floor**



**First Floor**

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.

Location Map



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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      | 74                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.