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# Tayler & Fletcher



11 Parkland Mews, Stow-on-the-Wold, GL54 1BA  
Guide Price £320,000





## 11 Parkland Mews

Stow-on-the-Wold, Cheltenham, GL54 1BA

*A well presented two bedroom town house with garage and parking close to the centre of the town.*

### Description

Number 11 Parkland Mews is a well presented mid terrace, three storey building constructed of natural Cotswold stone under a tiled roof. The property is in a quiet location, set back from the main road. Parkland Mews was built in 1986.

Entering the property, the ground floor provides access to the garage and a cloakroom which has been recently refitted. The first floor accommodates a good sized Sitting Room and a Kitchen/Breakfast Room that overlooks the courtyard. The second floor accommodates two bedrooms and a recently refitted bathroom. Particular features include Cotswold stone feature wall and exposed timber beams. The property benefits from a garage with a designated off-road parking space outside.

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 access to the garage, parking and visitor spaces.

### Location

11 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

#### Ground Floor

#### Hall

Entrance hall leading to

#### Cloakroom

Recently refitted low-level w.c. wash handbasin with a mixer tap on a vanity unit.

### Garage

Single garage with electricity and up-and-over door.

### First Floor

#### Hall

With Cotswold stone feature wall leading to

#### Kitchen/ Breakfast Room

Sink unit with single drainer and mixer taps set within a wide surround with a range of drawers and cupboards beneath and matching breakfast bar. Built in dishwasher and a fridge freezer. Four ring induction hob with extractor above and oven and grill below. Casement window overlooking courtyard below.

#### Sitting Room

Raised hearth with stone surround with a bay window and exposed beams.

### Second Floor

#### Bedroom 1

With Velux window.

#### Bedroom 2

Built-in cupboard and with views over the courtyard.

#### Bathroom

Low-level w.c. wash hand basin with mixer tap within a vanity unit with electric mirror above. Bath with shower unit above.

#### Service Charge

We are advised that the management service charge for 11 Parkland Mews from May 2026 is £700 per annum which includes Ground Rent of £25.

### 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.

### Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.

### Council Tax

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

### Tenure

11 Parkland Mews is offered for sale Leasehold on a 999 year Lease from 1st September 1986. Each resident owns a share of the freehold.

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### Directions

From the Stow-on-the-Wold office of Tayler & Fletcher leave Digbeth Street leading into Park Street. Continue down Park Street about 50 yards and on the right hand side you will see a set of iron gates under an archway which lead into Parkland Mews. The rear parking to Parkland Mews can be approached off Back Walls.

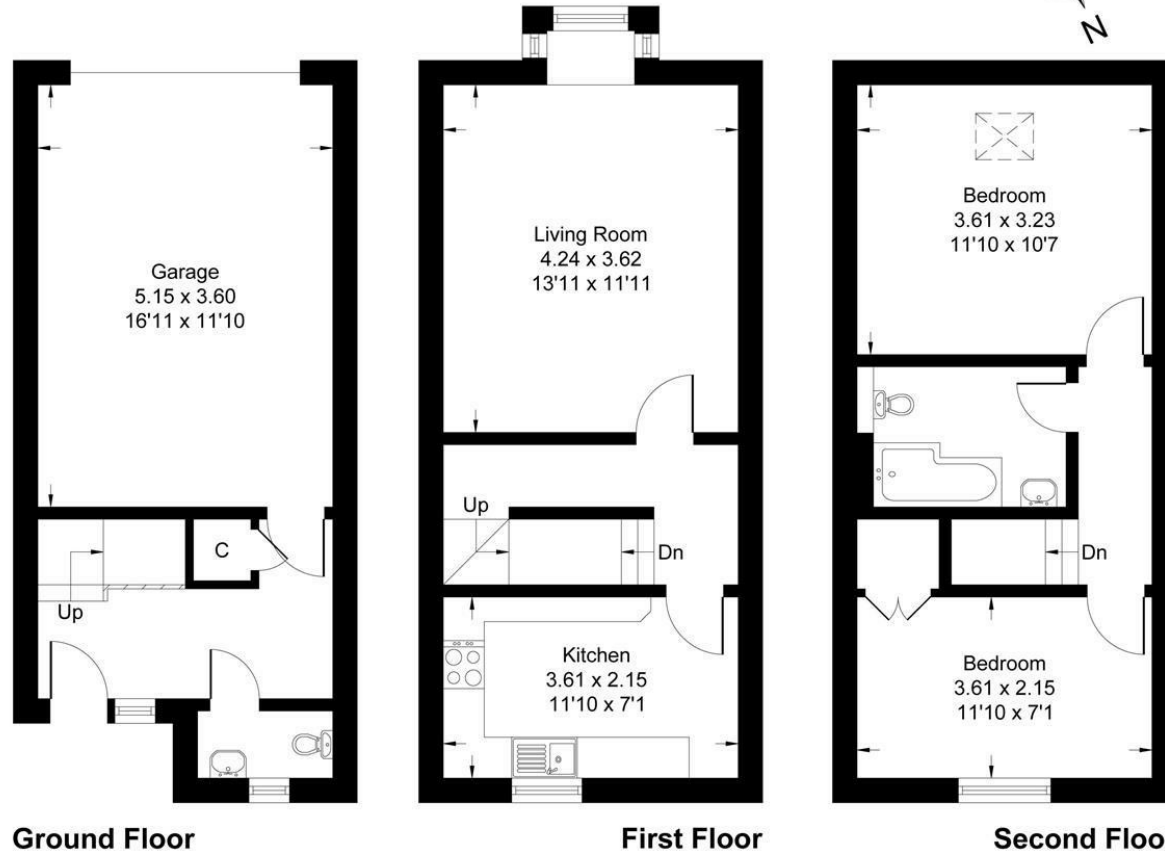
### Please Note

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



## Floor Plan

Approximate Gross Internal Area = 71.10 sq m / 765 sq ft  
Garage = 18.54 sq m / 200 sq ft  
Total = 89.64 sq m / 965 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.