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Tayler & Fletcher



4 The Courtyard, Fosseway House, Stow-on-the-Wold, GL54 1DN

Guide Price £450,000

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4 The Courtyard, Fosseway House

Stow-on-the-Wold, GL54 1DN

A beautifully presented 2 bedroom detached Cotswold stone bungalow set in a private position within a 5 minute walk to Stow-on-the-Wold town square.

Description

4 The Courtyard is a charming and beautifully presented detached bungalow constructed in part of natural Cotswold Stone and part rendered elevations under a deep pitched slate roof. It occupies a peaceful corner plot and has comfortable accommodation with a generous entrance hall off which lead all of the main rooms, including the magnificent sitting room with its sliding door leading to the garden. There is a well fitted and modern kitchen with an archway to a dining area conveniently positioned between the kitchen and the sitting room with fully opening doors which are ideal for entertaining purposes.

There are two double bedrooms with ample wardrobe cupboards and a well fitted bathroom with a separate shower above the bath.

The gardens are a particular feature of the property and are mainly laid to lawn with deep herbaceous and flower borders and having a southerly position to take advantage of the afternoon and evening sunshine.

Location

4 The Courtyard forms part of the Fosseway House development and is situated in a delightful and private position.

Fosseway House is well placed with access to either Well Lane or alternatively through a private pedestrian gate which leads onto the pavement close to the High Street and giving access to the town square to the south and Tesco's to the north.

Stow-on-the-Wold is a highly regarded and very attractive Cotswold market town with the Parish Church of St Edward together with a wide variety of shops and boutiques, including a doctors surgery, dentist, opticians, vets, butchers, supermarkets and more, all within walking distance of the property. 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, has excellent shopping facilities, a wide number of hostelries, a multiplex cinema, together with the Everyman Theatre. It is also well known for the National Hunt, Music, Literature and Cricket festivals.

Accommodation

Hall
14’8 x 6’8 plus 7’4 x 6’ L shaped
Plus coat cupboard. Access to the roof space. Herringbone LVT floor.

Pair of double doors to the

Sitting Room
18’ x 14’3
Coved ceiling, herringbone LVT floor, two wall light points, television point. Sliding double glazed door leading to the garden terrace.

A pair of glazed panelled doors lead to the

Kitchen / Dining Room
17'11 x 10'5
Dining Room - Continuation of the herringbone LVT floor and Archway to the Kitchen.

Kitchen - One and a half bowl stainless steel sink unit with single drainer and mixer tap set within a wide surround with a range of cupboards beneath. Integrated Blomberg dishwasher and CDA washing

machine. CDA 4 ring electric hob with drawers beneath and extractor hood above, flanked by further worksurface with cupboards beneath. Integrated fridge with freezer below. CDA double oven and grill with storage cupboards above and below and range of matching eyelevel cupboards including a cupboard containing the gas fired central heating boiler. 8 recessed ceiling spotlights. Casement window with a view overlooking the communal front garden and the attractive building of Fosseway House.

Bedroom 1
11'1 x 10'5
Including a range of built-in cupboards and separate hanging cupboard. Casement window with deep windowsill overlooking the garden.

Bedroom 2
11'2 x 9'8
Plus a built-in wardrobe cupboard, casement window with deep windowsill and overlooking the garden.

From the Hall sliding double glazed door to

Study/Rear Lobby
5'9' x 5'5
With further sliding door leading to the garden terrace.

Bathroom
8' x 6'9
White suite comprising low level w.c. wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and separate Mira Azora shower with glazed screen. Fully tiled walls and floor. Heated towel rail, shaver point.

Outside
4 The Courtyard is approached via a path leading to the front door. There is a small area of front garden mainly laid to lawn and partly surrounded by evergreen hedging.

The path continues to a gate which gives access to the rear garden which may also be approached from the sitting room and the study.

The rear garden is a particular feature of the property. There is a paved terraced area immediately abutting the doors leading from the sitting room and study together with a raised flower border. The terrace leads to the remainder of the garden, which is partly laid to lawn and surrounded by deep and well stocked flower, herbaceous and shrub borders. Summer house. The rear garden is surrounded by brick walling and timber fencing.

Single garage with up and over door, power, light and cold water tap.

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 GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

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

Service Charge
Currently, there is a service charge of £465 per annum paid twice a year June and December at £232.50, this covers grounds maintenance and includes outdoor lighting and electricity and water to garages.

Tenure
Freehold.

Directions
From the centre of Stow-on-the-Wold proceed across The Square via the High Street. Opposite the Police Station, turn right into Parsons Corner. Turn left through the pillars to Fosseway House. Follow the drive past Fosseway House and you will see a visitors parking area in front of you. The drive continues to the left and the pedestrian entrance to the courtyard is a short distance along on the left hand side accessed via a path and archway.

What3Words
///ombudsman.grudging.trouser will take you to the pillared entrance of Fosseway House.

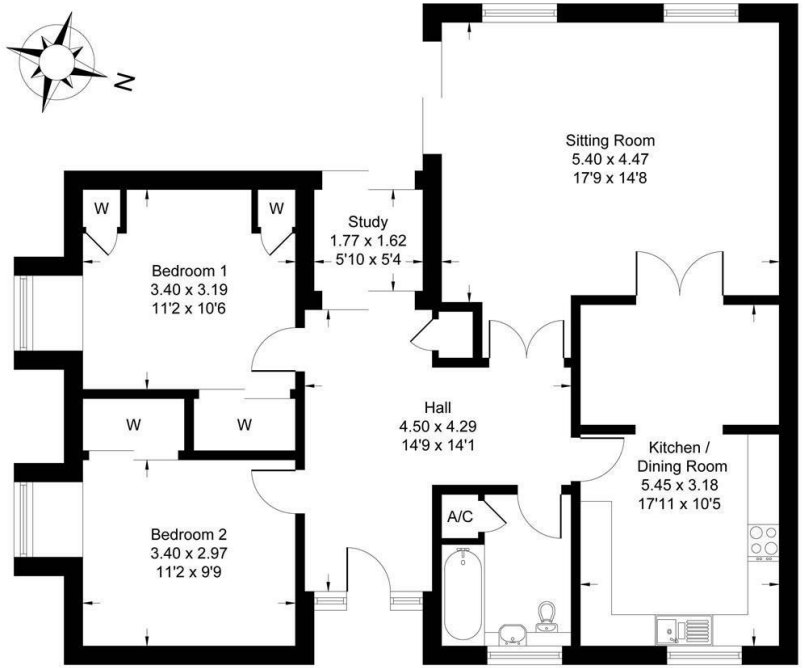






Floor Plan

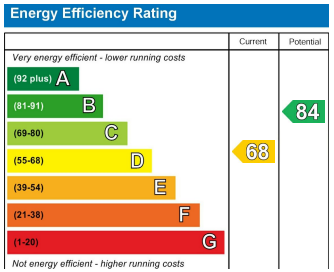
Approximate Gross Internal Area = 95.51 sq m / 1028 sq ft



Ground 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.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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