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# Tayler & Fletcher



Kestrel Cottage, Wyck Hill

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

**Guide Price £415,000**





## Kestrel Cottage, Wyck Hill

### Stow-on-the-Wold, Cheltenham, GL54 1HY

A mid-terrace recently renovated 3 bedroom property set on a small development in an elevated position with views and a short drive from Stow-on-the-Wold.

#### Directions

Leave Stow-on-the-Wold on the A429 Fosse Way heading in a southerly direction towards Bourton-on-the-Water. At the bottom of Stow Hill turn left onto the A424 towards Burford. Continue for approximately 1.5 miles and the property will be seen on the right hand side set within a small development.

#### Location

Stow-on-the-Wold (2.5 miles) 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 4.5 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school with its affiliated public Sports centre. There is also a secondary school at Chipping Campden.

Burford is 7.5 miles and also has an excellent range of shops, restaurants and public houses, a parish church and local schools.

There are train stations at Moreton-in-Marsh (6.5 miles) and Kingham (5 miles) with services to London Paddington via Oxford and Reading.

Cheltenham, 19 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 hostelrys, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt and Literature, Music and Cricket festivals.

#### Description

Kestrel Cottage is built of reconstituted Cotswold stone under a tiled roof. It is set on a small development and has been recently refurbished.

On the ground floor is a sitting/dining room and fully fitted kitchen.

On the first floor is a spacious master bedroom with views over the Cotswold Hills, two further bedrooms and a bathroom.

The property has a terrace area abutting the rear of the property which again has far reaching views and leads to a lawned area. The property also has designated parking.

#### Accommodation

Gabled entrance canopy, outside light, semi-glazed and panelled door to

#### Entrance Lobby





### Kitchen

One and a half bowl stainless steel sink unit with single drainer and mixer taps set within a wide surround. Integrated Hoover H wash 300 light washing machine with a range of drawers and cupboards beneath. Candy 4 ring electric hob with Candy oven and grill below and extractor hood above flanked to either side by eye level cupboards. Hoover fridge with separate freezer below. Stairs leading to the first floor with under stairs storage cupboard.

Door to

### Sitting room

Television point, casement window flanked to one side by a semi-glazed and panelled door leading to the patio at the rear.

From the Kitchen, stairs lead to the first floor landing. Access to the roof space.



### Bedroom 1

Television point, casement window overlooking the rear garden and view beyond.

### Bedroom 2

Television point.



### Bathroom

White suite comprising panelled bath with chrome mixer taps and overhead shower, glazed screen and part tiled walls. Low level w.c. wash hand basin with chrome mixer taps and cupboard beneath.

Cupboard containing the hot water cylinder with boiler above and potential to create an airing cupboard.

### Bedroom 3

Television point.

### Outside

Semi-glazed and panelled door from the sitting room leads to a paved terrace area immediately abutting the rear of the house and in turn leading to a lawned area which partly slopes down to a further lawned area which is also accessed via steps. The garden is surrounded by close board timber fencing.

### Tenure

Freehold.

### Services

Mains electricity and water are connected to the property. Electric heating. Private drainage.

PLEASE NOTE: We have not tested any equipment, appliances or services. Prospective purchasers are advised to commission their own investigations prior to formulating an offer to purchase.

### Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

Tel: 01285 623000.

### Council Tax

Band C - Rates payable 2023-2024  
£1,908.81

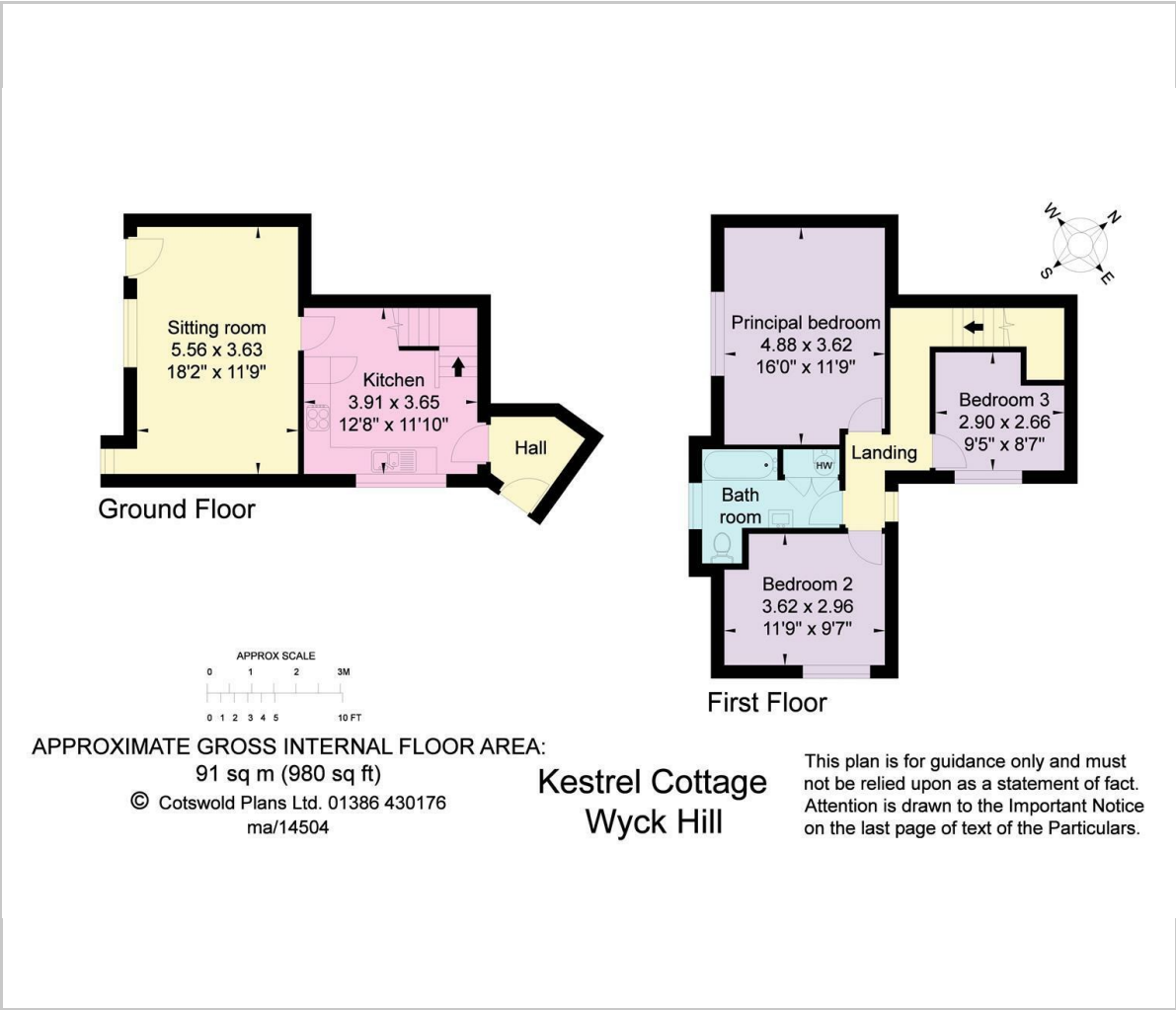
### Joint Agents

Jackson-Stops - Burford Office  
01993 822661  
burford@jackson-stops.co.uk  
www.jackson-stops.co.uk

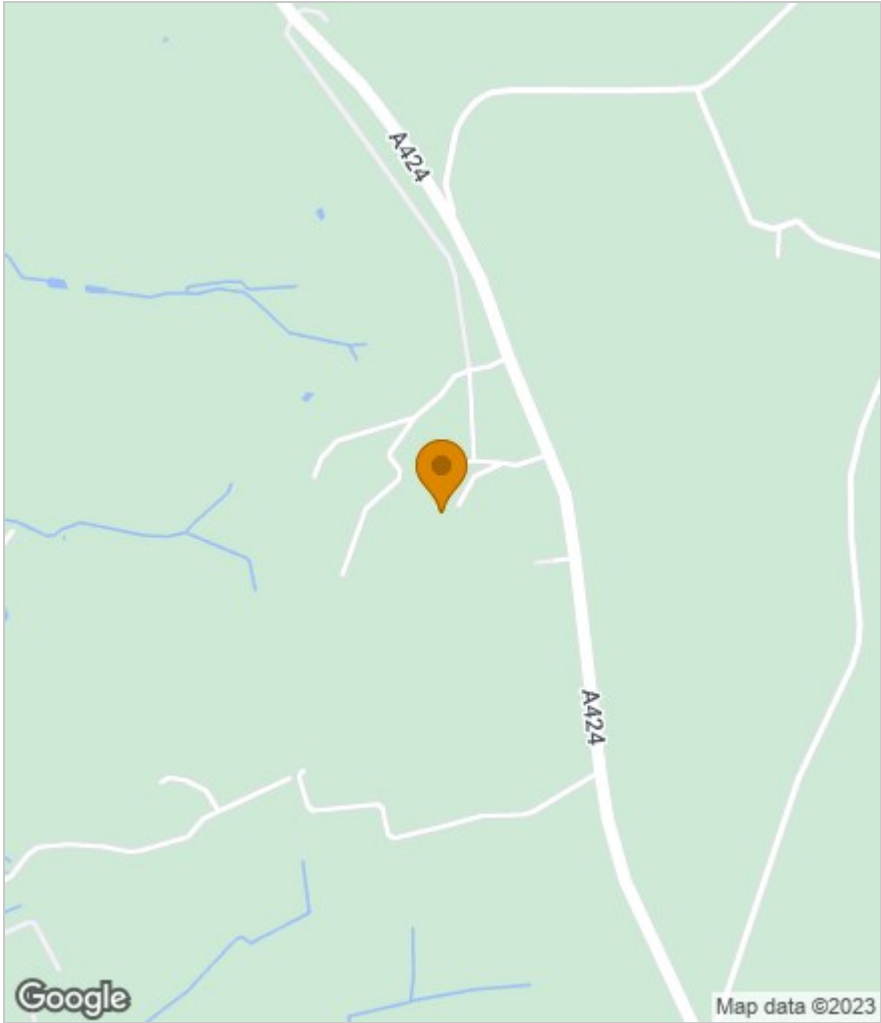
Taylor & Fletcher - Stow-on-the-Wold Office  
01451 830383  
stow@taylorandfletcher.co.uk  
www.taylorandfletcher.co.uk



Floor Plan



Area 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.

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.

