

established 200 years

# Tayler & Fletcher



My Cottage, Moreton Road, Stow-on-the-Wold, GL54 1EG  
Guide Price £375,000





## My Cottage Moreton Road

### Stow-on-the-Wold, GL54 1EG

*An attractive, 2 bedroom Cotswold stone cottage with period features and a lovely private garden.*

#### Description

My Cottage is a period Cotswold cottage constructed of natural Cotswold stone under a tiled roof. It has a pretty front elevation with a gable porch with casement windows flanked to either side.

A single storey extension has been added to the rear to form the kitchen and is constructed of natural Cotswold stone under a pitched tiled roof. A gabled dormer window has been added to the main roof line to the rear and provides a large airy window to the bathroom.

My Cottage retains much of its original period character with a fireplace fitted with a wood burning stove, flagstone floor and part exposed stone walls and lintels in the sitting room. On the first floor, the two bedrooms have exposed timber floors, part exposed stone walls and lintels. The kitchen and bathroom are more contemporary and the property has a generous enclosed garden to the rear providing a peaceful outside space.

My Cottage is currently a successful holiday let and provides the perfect opportunity for investors, yet would also make the perfect home.

#### 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 hostleries 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 is also a secondary school at Chipping Campden.

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 hostleries, 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.

#### Accommodation

Front door with central diamond glazed window.

#### Entrance Lobby

**4'2" x 4' max (1.27m x 1.22m max)**

#### Sitting Room

**14'9" x 12' (4.50m x 3.66m)**

An irregular shaped room with open fireplace fitted with a villager wood burning stove set on a raised hearth, with brick bressummer and exposed Cotswold stone breast work. Two double glazed casement windows with window seats. Part exposed Cotswold stone wall with timber lintels. 5 Wall light points,







Cotswold flagstone floor, TV and telephone points.

Door to

### Dining Room

**10'8" x 8' average (3.25m x 2.44m average)**

Including the stairs leading to the first floor. 4 Wall light points.

Archway to

### Kitchen

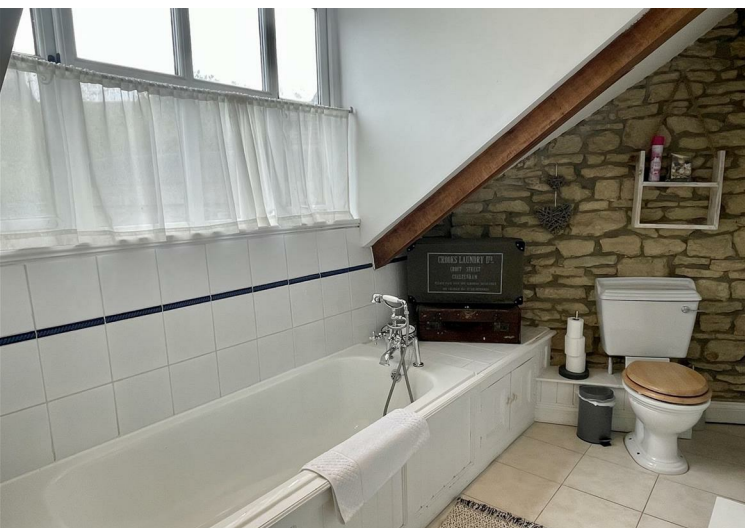
**12'7" x 7'2" (3.84m x 2.18m)**

Sink unit with single drainer and mixer tap set within a wide surround with drawers and cupboards beneath. Space and plumbing for washing machine. Two housemaids cupboards. 4 ring gas hob with extractor hood above and Indesit oven and grill below. Below work surface refrigerator. Range of eyelevel cupboards and display shelving. Wall mounted Worcester gas fired central heating boiler. Tiled floor. Glazed panelled door flanked by two casement windows leading to the garden terrace. The ceiling of the kitchen is open to the apex with a large fixed casement window above the door and separate velux window.

From the dining room, stairs with rope handrail lead to the first floor.

### Landing

Display shelving. Stripped timber floor.



### Bedroom 1

**10'4" x 9'3" max (3.15m x 2.82m max)**

Stripped timber floor, part exposed Cotswold stone wall with double glazed casement window and timber lintel, exposed timber partitioning.

### Bedroom 2

**12' x 8' average (3.66m x 2.44m average)**

Plus built in cupboard with hanging rail and shelving. Stripped timber floor, part exposed Cotswold stone walls.

### Bathroom

**11' x 8'3" average (3.35m x 2.51m average)**

White suite comprising painted panelled bath with chrome mixer tap and shower attachment, low level w.c, shower cubicle with an overhead shower, pedestal wash hand basin with tiled splashback and strip light with shaver point above. Heated towel rail. Tiled floor.



### Outside

My Cottage fronts the pavement. Situated to the right of the front door is a side access, providing useful storage and an external access to the rear garden. It measures 23' x 3'6" average. There is no parking at the property, however there is parking close by in the town square and there is also a town car park nearby next to the Tesco car park.

The rear garden may be approached either from the kitchen or alternatively from the side access. There is a paved terraced area immediately abutting the rear of the cottage with steps leading to the remainder of the garden which is mainly laid to lawn and with a further paved terraced area and raised decking area at the far end.

The garden is surrounded in part by natural Cotswold stone walling and in part by timber fencing. Timber bin store.

The neighbouring property has the benefit of a right of way through the covered passage for the purposes of taking bins to the street.

### 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.

### Council Tax

Band A. Rates payable for 2025 - 2026 £1,570.73

### Tenure

Freehold.

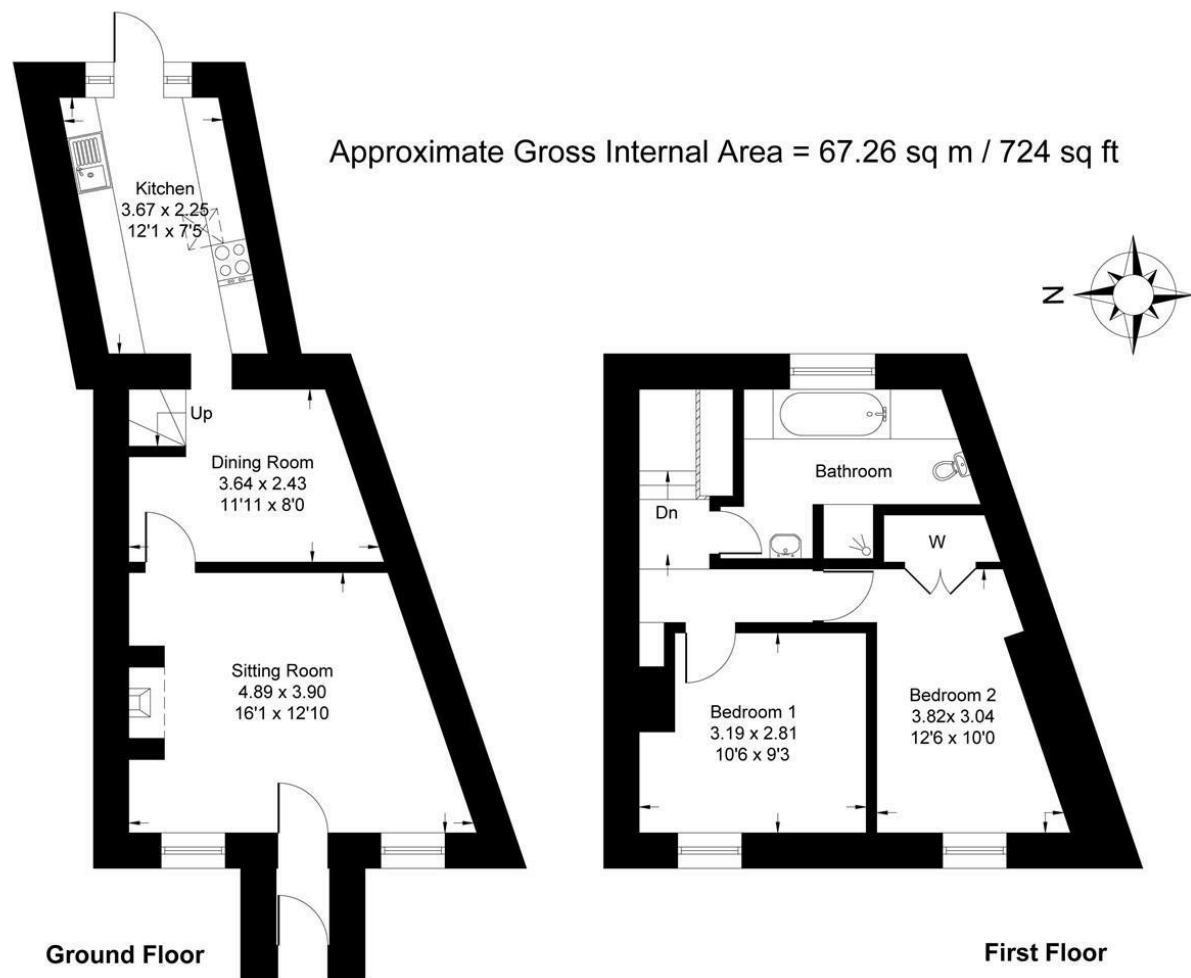
### Directions

From the Square in the centre of Stow-on-the-Wold proceed by foot along the High Street which joins the A429 Fosse Way. Turn right and My Cottage is a short distance on the right hand side.

### What3words

///mainland.mailers.freshest

## Floor Plan



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.