established 200 years

Tayler & Fletcher

55 Griffin Close, Stow-on-the-Wold, GL54 1AY

Guide Price £525,000

4 1 3 D

Guide Price £525,000

55 Griffin Close

Stow-on-the-Wold, GL54 1AY

A 4 bedroom detached house with front and rear gardens, an attached garage and wonderful views across the Evenlode Valley, located on the edge of Stow-on-the-Wold.

Description

55 Griffin Close is an attractive detached house constructed of brick elevations under a tiled roof. It is thought to have been built in the 1980's. The house takes advantage of the far reaching views across the Evenlode vale.

The house enjoys comfortable accommodation with an entrance hall, w.c, large sitting room, dining room, kitchen and conservatory on the ground floor.

One the first floor, there are 3 double bedrooms, a smaller bedroom/study and bathroom.

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 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

Entrance Hall

Kitchen

One and a half bowl stainless steel sink unit with drainer and mixer tap set in a wide surround with matching drawers and cupboards below. Further matching drawers at eye-level. Canon four ring gas hob with oven and grill below and extractor above. Space for washing machine. Large window overlooking rear garden and far reaching views.

Dining Room

Sitting Room

Fireplace set on a raised hearth with stone surround with coal effect electric fire. Doors to conservatory and large window overlooking front garden.

Conservatory

Partially glazed and overlooking rear garden and far reaching views.

Cloakroom

Low-level w.c. Wash hand basin with mixer tap set on a pedestal.

First Floor

Landing with cupboard and loft hatch.

Master Bedroom 1
Double bedroom with extensive built-in wardrobes and magnificent views.

Bedroom 2
Double bedroom with built-in wardrobe.

Bedroom 3
Double bedroom with extensive built-in wardrobes and large window overlooking the front garden.

Bedroom 4/Study
Single bedroom or study with magnificent views.

Bathroom
Low-level w.c. Wash hand basin set on a pedestal. Bath unit with mixer tap and electric shower above. Airing cupboard.

Outside
55 Griffin Close is approached by a gravelled driveway leading to the attached single garage with up and over door.

The front garden consists of several patio areas surrounded by a range of plants and shrubbery, making a peaceful and private evening suntrap.

The Rear garden is accessed via the kitchen door or a side access. It is a well maintained garden with a range of trees and shrubbery and far reaching views across the Evenlode vale. An area of patio immediately abuts the house and conservatory. There is a greenhouse at the end of the garden.

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.

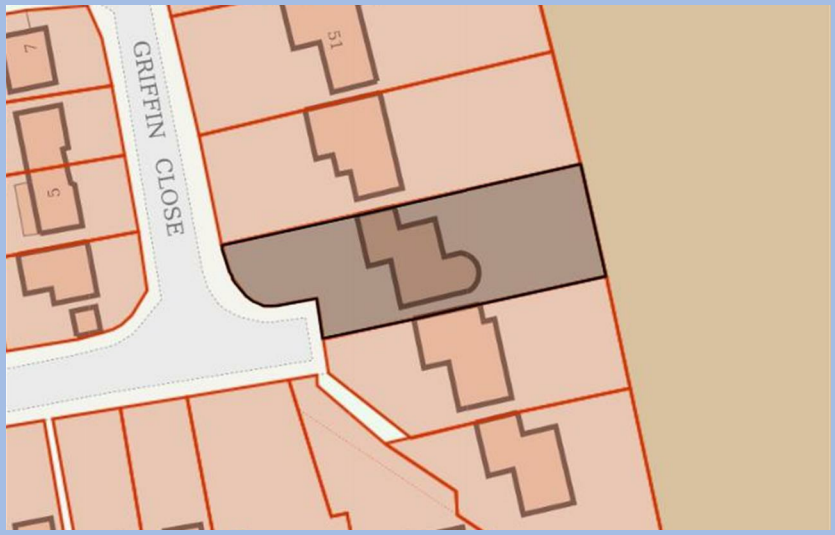
Local Authority
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

Council Tax
Band E. Rates payable for 2026/2027 £3,005.91.

Tenure
Freehold.

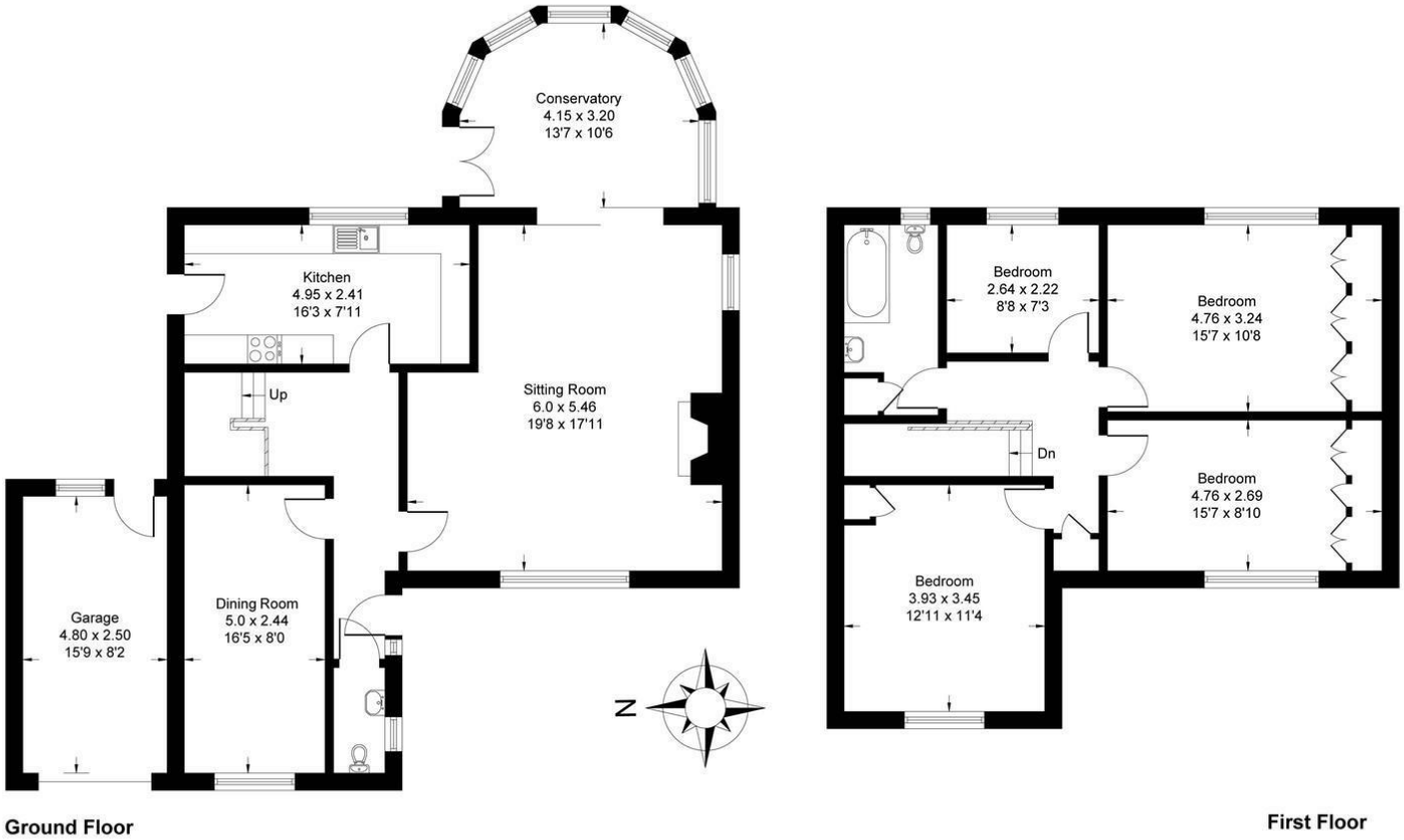
Directions
From Stow-on-the-Wold take the A436 towards Chipping Norton. Turn left into King Georges Field and take the first right turn which leads to Griffin Close. Number 55 will be seen at the bottom of the road just before the road bends to the left.

What3words
///taller.insolvent.request


51
GRIFFIN CLOSE
7
5

Floorplan

Approximate Gross Internal Area = 145.67 sq m / 1568 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 157.67 sq m / 1697 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.

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.