established 200 years

Tayler & Fletcher



Sunset View, Evesham Road, Stow-on-the-Wold, GL54 1EJ

Guide Price £1,125,000

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Sunset View Evesham Road

Stow-on-the-Wold, GL54 1EJ

A fine detached bungalow with mature gardens and paddock set in a stunning position on the edge of the town. In all 7 acres.

Potential to redevelop subject to any necessary consents.

Location

Sunset View is situated in a lovely position on the edge of Stow-on-the-Wold and it enjoys a pleasant aspect with views over adjoining fields.

Stow-on-the-Wold is situated in an elevated position and came to prominence during the 17th and 18th Centuries primarily due to the wool trade. As such many fine buildings were constructed around The Square and for which the town is well known. There is an excellent variety of hotels, guest and public houses. Many of the shops are boutique style and are sufficient for everyday requirements and in addition there is a recently extended supermarket on the northern edge of the town.

Bourton-on-the-Water is 4 miles to the south and Moreton-in-Marsh is 4 miles to the north. Both have a more extensive range of shops and facilities. The Cotswold secondary school and a public leisure centre is located in Bourton which also has a recently extended medical centre whilst there is a train station in Moreton with a service to London Paddington via Oxford. Moreton also benefits from a new NHS hospital and medical centre.

The larger commercial and cultural centres of Cheltenham, Stratford-upon-Avon and Oxford are 19, 21 and 30 miles respectively.

Description

Sunset View is a substantial and attractive detached bungalow. It is thought to have been built in the 1930's and is typical in design of the period. It is constructed of rendered elevations under a pitched tiled roof and has a raised and covered veranda to the front and open porch to the rear.

Sunset View has spacious accommodation set either side of its central hallway. It currently has two reception rooms, cloakroom, four bedrooms and a generous kitchen/ dining room. In addition it has a bathroom with separate shower cubicle. The design of the property is such that it has a large attic which lends itself for conversion to create further accommodation.

Sunset View has lovely mature gardens and the plot extends to just over half an acre. It also has a useful detached garage and separate timber garden shed.

In addition it also has an adjoining permanent pasture paddock, with separate road access. The paddock extends to 6.38 acres making 7 acres in all including the house and garden.

Whilst Sunset View is a lovely property in its own right, it is considered that the Cotswold District Council's replacement dwelling policy may allow for the existing dwelling to be demolished and replaced with a more contemporary house, all of which is subject to any necessary consents.

Entrance Hall

Picture rails. Access to the part boarded roof space.

Cloakroom

Low-level w.c. and wash hand basin.

Sitting Room

Bay window with a view of the front garden. TV point, picture rails and part coved ceiling.

Bedroom 1

Bay window with a view of the front garden, picture rail.

Bedroom 2

Picture rail. Casement window overlooking the drive and side garden.

Bedroom 3

Picture rail. Casement window overlooking the drive and side garden.

Bedroom 4
Picture rail. Wide casement window overlooking the side garden and adjoining paddock.

Inner Hall
Range of storage cupboards.

Bathroom
Matching white suite comprising tiled panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level w.c, walk in shower cubicle fitted with an Aqualisa chrome shower, part tiled walls, heated towel rail, shaver point.

Kitchen/Dining Room
Comprising one and a half bowl sink unit with single drainer and mixer tap set within a wide surround with a range of drawers and cupboards below. Lovely view across the side garden paddock and countryside beyond. Space and plumbing for a dishwasher and separate space and plumbing for washing machine. Bosch four ring gas hob with Bosch oven and grill below and extractor hood above flanked by matching eyelevel cupboards. Further eyelevel cupboards, wall mounted Worcester gas fired central heating boiler. Sliding double glazed door giving access to the rear garden.

Garden Room
With generous ceiling height, double aspect and with a view over the rear garden. Semi glazed and panelled door to the side of the property.

Outside
Sunset View is approached via a long gravelled drive flanked by shrubs, spring flowers and fencing to one side and the front garden to the other. The front garden is surrounded by mature evergreen shrubs and trees and bordered to the front by a natural Cotswold stone wall.

There is a gravel parking area set to the front of the property and the drive continues on to a detached single garage constructed of corrugated elevations under a mono pitched roof. Pair of timber doors. Power and light. Workbench.

The rear garden is mainly laid to lawn and dominated by a mature Beech tree and other evergreen and deciduous trees. Timber garden shed.

Abutting the rear of the house is a paved terraced area.

The Paddock
The paddock is situated to the north of the dwelling. It may be approached either from a vehicular access from the road or alternatively from a pedestrian gate from the garden. Set between the garden and paddock is a cold water tap. The paddock is permanent pasture and surrounded by mature hedging and fencing. It extends to 6.38 acres.

Overage Clause
The paddock is to be sold with a positive overage covenant with restriction. The overage provides for payment of the overage sum on the trigger of planning permission for the development of the whole or part of the land during the overage period. The overage period is 30 years from the date of completion. The uplift is 25%. The overage clause will not apply if the existing dwelling is demolished and rebuilt with a replacement dwelling.

Services
Mains water, drainage, gas and electricity 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
Council Tax Band E. Rates Payable for 2026/2027: £3,005.91.

Tenure
Freehold.

Directions
From Stow on the Wold take the A424 towards Broadway, passing several houses and after a short distance the entrance to the property will be found between established hedges on the right hand side.

What 3 Words
///amount.apply.proudest









Floor Plan

Approximate Gross Internal Area = 138.61 sq m / 1492 sq ft
Garage = 15.43 sq m / 166 sq ft
Shed = 7.34 sq m / 79 sq ft
Loft Space = 123.95 sq m / 1334 sq ft
Total = 285.33 sq m / 3071 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.