

established 200 years

Taylor & Fletcher



**Primrose Cottage, Moreton
Road, Stow-on-the-Wold,
GL54 1EG
Guide Price £499,950**



Primrose Cottage, Moreton Road

Stow-on-the-Wold, GL54 1EG

A well presented, 3 bedroom, end of terrace house with gardens, parking and garage, set within walking distance to The Square.

Description

Primrose Cottage is an end of terrace house constructed of brick under a tiled roof. It enjoys a private rear garden and central location within the town. It is accessed via a shared driveway off the main road, into a gated courtyard shared with the adjoining neighbour. There is also pedestrian access from the courtyard straight onto Moreton Road. Within the gated courtyard there are two designated car parking spaces and a garage.

Location

Primrose Cottage is located in the heart of Stow-on-the-Wold, only a few minutes walk from the Square. 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 hostelrys 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, 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, Literature, Music and Cricket festivals.

Accommodation

Hall

With storage cupboard and Cloakroom.

Cloakroom

Low level w.c and pedestal wash hand basin.

Kitchen/Dining Room

One and a half bowl sink set in a wide surround with mixer tap. Matching cupboards and drawers below and at eye level. Built in Neff dishwasher, Belling four ring electric hob with extractor above. Separate Neff ovens and grill. Ceiling spotlights and concealed worktop lighting. Worcester Bosch gas fired central heating boiler.

Sitting room

Woodburning stove on a granite hearth, high ceilings with two pendant light fittings and doors to



Conservatory

Electric underfloor heating, East facing, double-glazed conservatory with door to rear garden.

Bedroom 1

Master bedroom with built in wardrobes and windows overlooking front gardens and door to

En-Suite Shower room

Low level w.c, wash hand basin and shower.

Bedroom 3

Single bedroom/study with window overlooking rear garden and a built in wardrobe.

Bedroom 2

Double bedroom with Velux window overlooking rear garden. Built in wardrobe.

Bathroom

Low level w.c, wash hand basin set in vanity unit and bath.

Outside

At the front, there is a area of woodland providing a buffer from the road, a patio area, single garage and parking area. The garage is accessed using a remote controlled electronically operated up and over door. There is a wrought iron gate set in the stone wall providing easy access to Moreton Road and to the Square or Tesco. There is a passageway to the side of the house providing access to the rear, comprising a landscaped garden with mature trees and shrubs. The rear garden is mostly gravelled with areas of rockery and a range of shrubbery.

Services

Mains Gas, Electricity, 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

Council Tax Band E. Rates Payable for 2024/2025: £2,750.89

Tenure

Freehold.

Directions

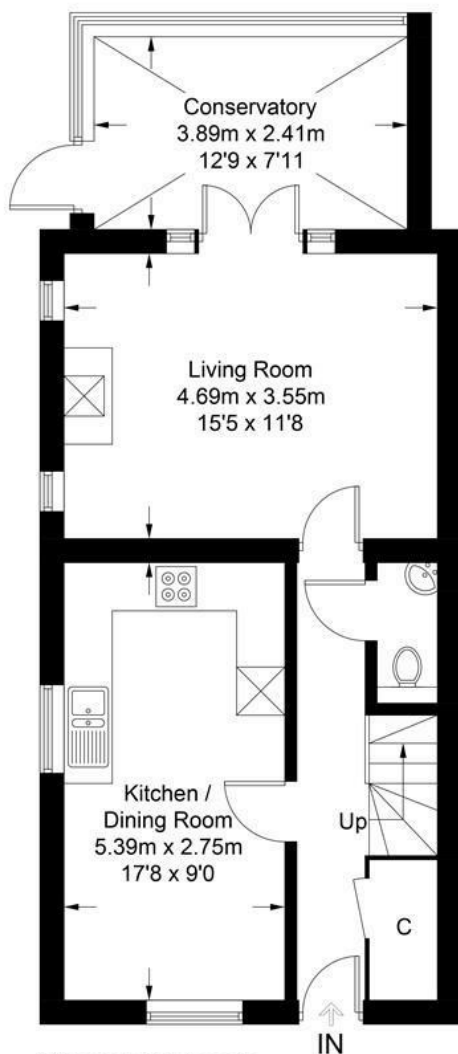
Leave the Town Square in Stow-on-the-Wold via the High Street. On reaching the A429 Fosseway turn right and proceed through the traffic lights and the entrance to Primrose Cottage will be seen on the right hand side before the next set of traffic lights and with a green sign on the stone pillar at the entrance saying Private Access.

What3words

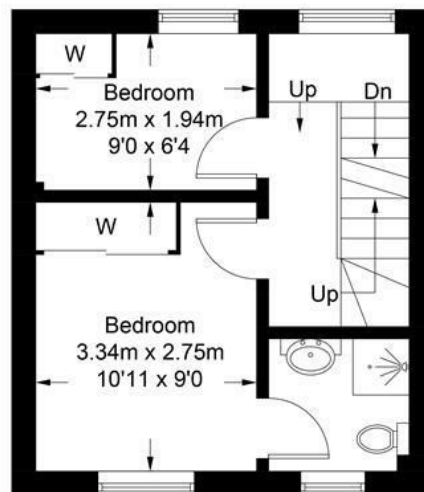
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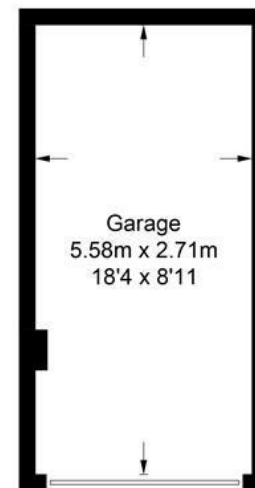
Primrose Cottage, Moreton Road, Stow on the Wold GL54 1EG.



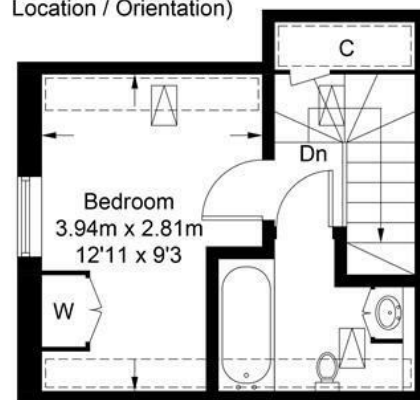
Ground Floor
54.0 sq m / 581 sq ft



First Floor
25.3 sq m / 272 sq ft



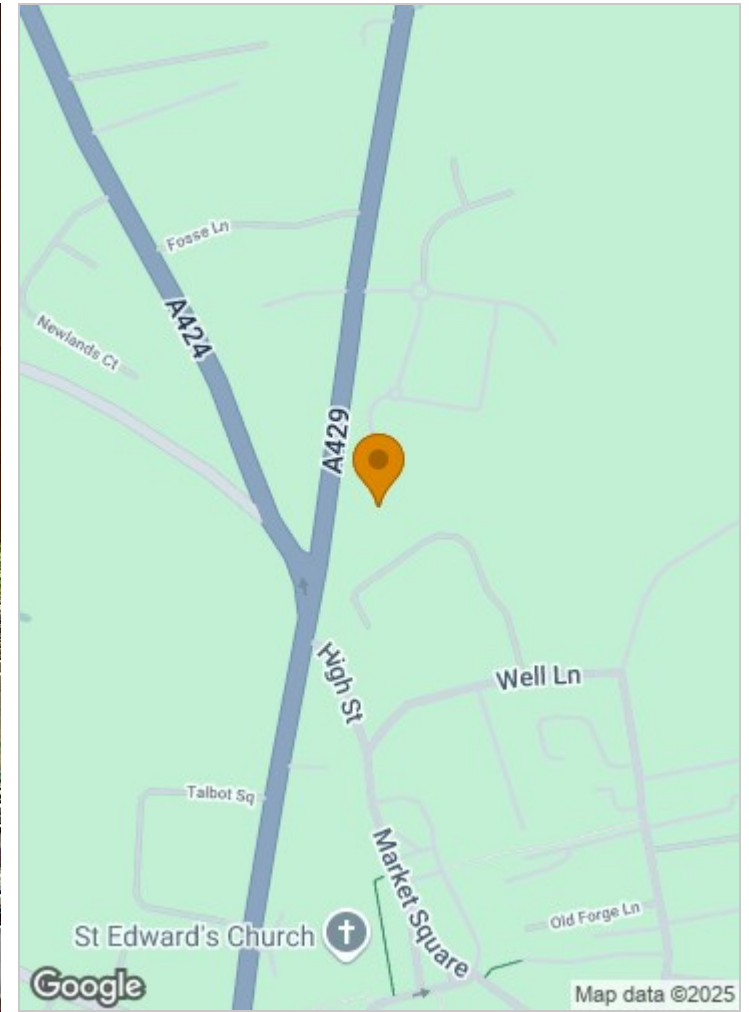
(Not Shown In Actual
Location / Orientation)



Second Floor
19.5 sq m / 210 sq ft

Approximate Gross Internal Area = 98.8 sq m / 1063 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 113.9 sq m / 1225 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1129133)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	