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The Elms, The Square, Stow-on-the-Wold, GL54 1AF  
Guide Price £1,100,000

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## The Elms, The Square

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

*A substantial, period property occupying the far corner of Stow-on-the-Wold's iconic Market Square.*

### Location

The Elms is located in the heart of the attractive market town of Stow-on-the-Wold. It is a short walk away from a wide variety of cafes, pubs, shops and boutiques. In addition Stow has a popular primary school and the historic parish church of St Edwards.

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.

### Directions

From the market square in the centre of Stow-on-the-Wold, head towards the green at the far end, The Elms will be found opposite in the corner.

### Description

The Elms is a substantial, Grade II Listed, 5 bedroom Cotswold townhouse situated within the far corner of Stow's iconic Market Square, with a good sized garden to the rear and private parking. The property has been occupied by the same family for many years and now requires modernisation throughout.

### Lot 1

### Accommodation

#### Ground Floor

Accessed from The Market Square, the ground floor comprises an attractive wooden panelled drawing room. From this area, there are steps down to the ground floor sitting room. There is also a small office and WC situated at this level, with steps down to a cellar, and a large utility space with access to the garden.

#### First Floor

A staircase from the primary reception room, leads to the first floor landing, off of which is a kitchen/ diner, two low-level bathrooms, one with separate WC, three bedrooms, one with views across The Market Square.

#### Second Floor

A further staircase leads to the second floor, comprising two further bedrooms, and a study.

#### Third Floor

On the third floor there is a useable attic space, which houses the water tank for the property.





### Outside

Externally is a well maintained and private garden to the rear, as well as a stone built workshop/storage room with availability for parking which is attached to the main property.

### Council Tax

Council Tax band B. Rates payable for 2025/2026 as £1,832.51. Please note: The Council Tax Band for The Elms may be subjected to review.

### Lot 2

To be sold separately. Offers invited.

### Location

To the rear of The Elms, accessed via Parsons Corner. No direct access to The Elms.

### Description

Stone Coach house with private parking. Potential to develop subject to planning permissions.

### General Remarks

### Tenure

Freehold with vacant possession.

### 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.

### EPC

The property in its entirety, has an EPC rating of D, valid until 19th March 2034.

### Viewings

Viewings are strictly by appointment. To view please contact our

Stow-on-the-Wold Office on:  
Tel: 01451 830 383  
Email: [stow@taylorandfletcher.co.uk](mailto:stow@taylorandfletcher.co.uk)

### Local Authority

Cotswold District Council, Trinity Road,  
Cirencester, GL7 1PX.  
Tel: 01285 623000

### What3Words

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### Agency

Taylor & Fletcher and Savills are acting as Joint Sole Agents and contact details are as follows:

Taylor and Fletcher, Stow-on-the-Wold  
Tel: 01451 830 383  
[stow@taylorandfletcher.co.uk](mailto:stow@taylorandfletcher.co.uk)



Savills, Stow-on-the-Wold  
Tel: 01451 832 832  
[stow@savills.com](mailto:stow@savills.com)



# Floor Plan

Approximate Floor Area = 332.0 sq m / 3574 sq ft  
 Cellar = 32.7 sq m / 352 sq ft  
 Workshop = 23.9 sq m / 257 sq ft  
 Coach House = 70.5 sq m / 759 sq ft  
 Total = 459.1 sq m / 4942 sq ft



## Viewing



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66809

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	56	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	