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# Taylor & Fletcher



Little Hunsdon, Well Lane, Stow-on-the-Wold, GL54 1DB  
Auction Guide £600,000





## Little Hunsdon, Well Lane

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

*An exciting opportunity to buy a detached Cotswold stone property requiring complete modernisation enjoying gardens, parking and garage and situated in the centre of the town.*

### Location

Little Hunsdon is situated in a quiet position, set back from Well Lane, and within a short walk of 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.

### Directions

From the Stow-on-the-Wold office of Tayler and Fletcher proceed down Digbeth Street. Immediately prior to the junction with Park Street turn left into Well Lane. The entrance to Little Hunsdon will be seen on the left hand side just past Old Forge Lane.

### Description

Little Hunsdon is a three bedroom detached house constructed of partly Cotswold stone and partly painted brick under a pitched tiled roof. The property benefits from off-road parking, a detached garage, and generous gardens.

### Accommodation

#### Entrance Lobby

Parquet flooring.

#### Cloakroom

Low-level w.c. and wash handbasin.

#### Sitting Room

Parquet floor, stone fireplace with a raised hearth stone surround and mantelpiece.

#### Conservatory

Double glazed roof and windows with doors opening onto the rear garden.

#### Kitchen

One and a half bowl sink unit with a drainer and mixer tap. Range of cupboards and drawers below. Windows overlooking the front and side gardens.

### Dining Room

Parquet flooring, stone fireplace with a raised hearth, stone surround and mantelpiece.

### First Floor

#### Landing

#### Bedroom 1

Windows overlooking the rear and side gardens. Built in cupboard.

#### Bedroom 2

Window overlooking rear garden.

#### Bedroom 3

Incorporating built in cupboard and windows overlooking the front and side garden. Set in one corner is a vanity unit with pedestal wash handbasin.

### Utility Room

Worcester Bosch boiler, wash handbasin and shower cubicle.

### Main shower room

Low-level w.c, wash handbasin set in a vanity unit with a Mira shower.

### Outside

The front of the property comprises a gravelled driveway with off-road parking leading to a timber framed garage and garden shed. There is a raised side garden which leads to the rear garden with patio areas surrounded by Cotswold stone walls, flower borders and specimen trees.

### Services

Mains Electricity, Gas and Water are connected. There is currently a private drainage supply. The agents have spoken to Thames Water who have confirmed that it may be possible to connect to the

mains sewer which is situated in Well Lane. A Thames Water application form must be completed, and connection charges will apply. Prospective purchasers are advised to make their own enquiries about the services before committing to bid at the auction. 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 energy rating is D - valid until 16th October 2035

### **Local Authority**

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### **Council Tax**

Council Tax Band D. Rate payable for 2025/2026 - £2,356.09

### **Tenure**

Freehold with vacant possession.

### **What3Words**

///conveying.bashful.love

### **Place of Sale**

North Cotswold Saleroom, Bourton-on-the-Water, Gloucestershire, GL54 2AR on Wednesday 11th March 2026 at 6pm precisely.

### **Conditions of Sale and Auction Pack**

The Conditions of Sale and Legal Auction Pack will be available from the Vendor's Solicitors offices from 14 days prior to the Auction. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

### **Prospective Purchaser's**

Parties interested in purchasing Little Hunsdon are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

### **Reserve**

Little Hunsdon will be offered for sale subject to an undisclosed Reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve Price. The Vendors also reserve the right to sell or withdraw the property prior to auction.

### **Anti Money Laundering**

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the Money Laundering Regulations before the auction commences. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

### **Auction Process and Completion**

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay ten percent deposit by cheque or bankers draft (not cash). Completion will be in 28 days or earlier by mutual agreement, when the balance of purchase monies are due.

### **Administration Fee**

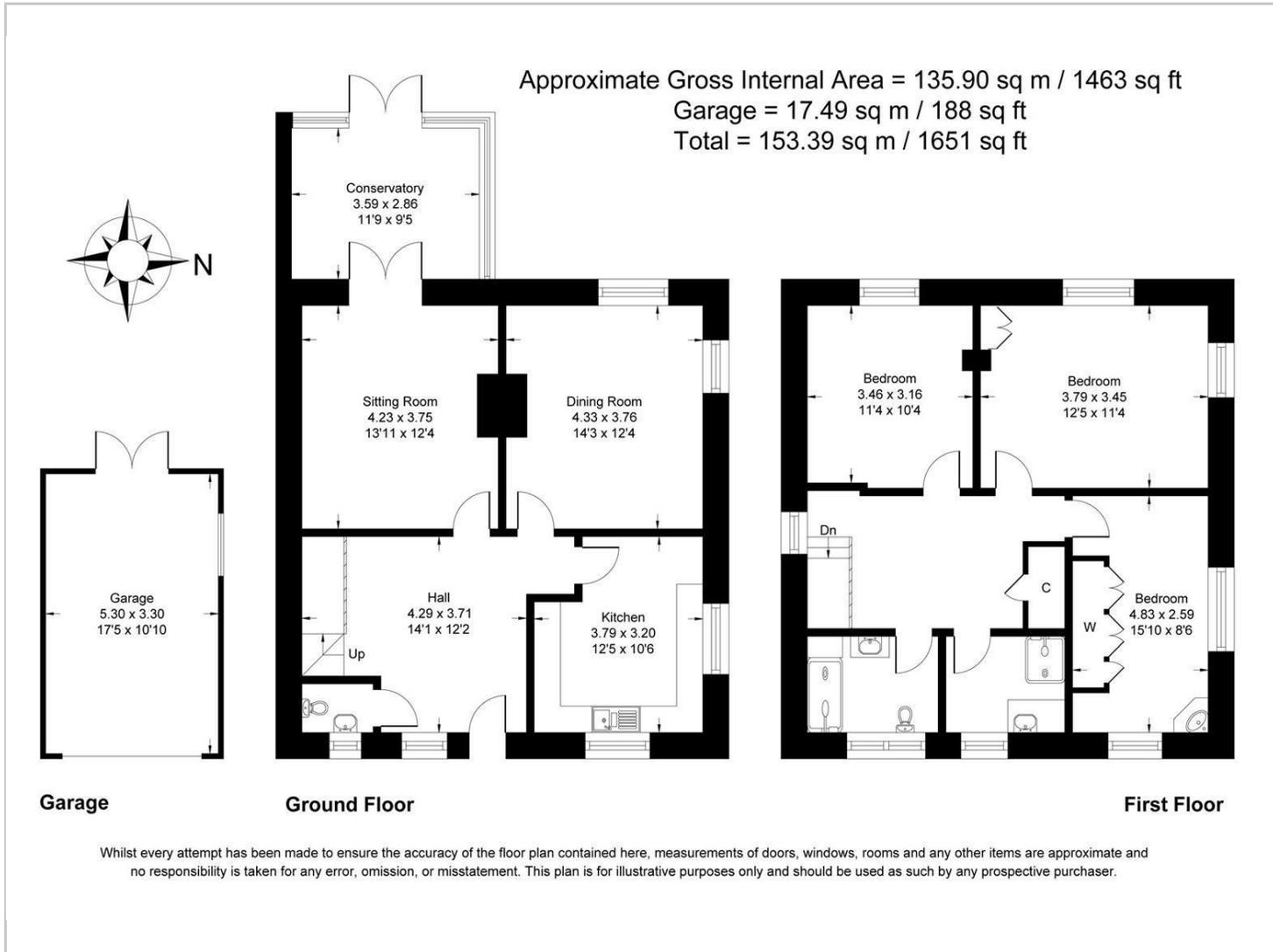
The successful purchaser will be liable for an administration charge of £2,000 plus VAT (£2,400), payable to Tayler & Fletcher Ltd.

### **Vendors Solicitor**

Kendall & Davies, Cheltenham House, The Square, Stow-on-the-Wold, Gloucestershire, GL54 1AB, Paul Huggins acting, Tel: 01451 830 295 [paul.huggins@kendallanddavies.co.uk](mailto:paul.huggins@kendallanddavies.co.uk)



## Floor Plan

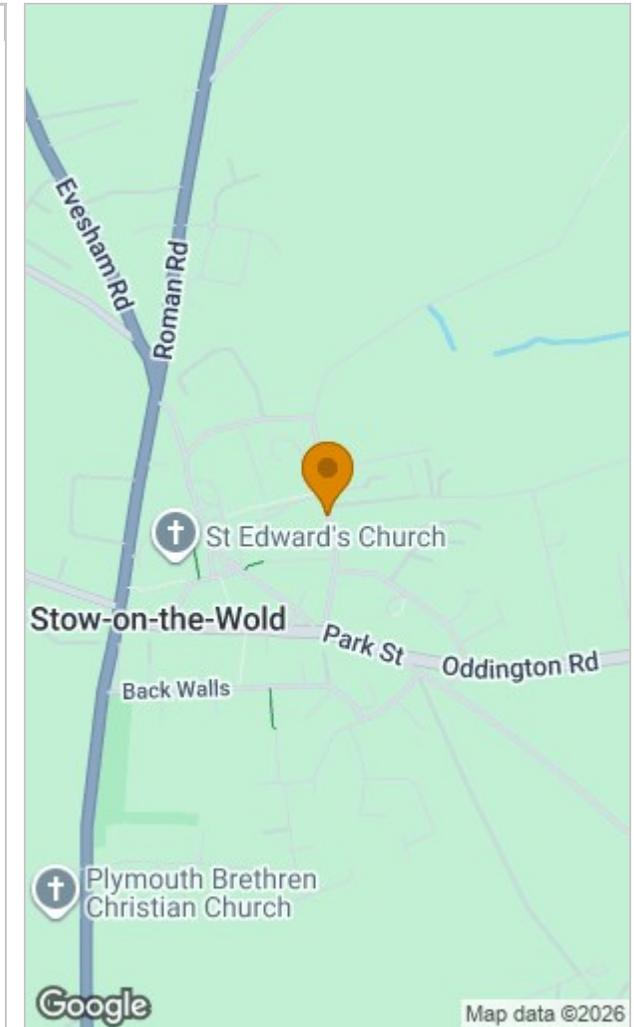


## Viewing

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.

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	