established 200 years

Tayler & Fletcher

Newlands Cottage, Moreton Road, Stow-on-the-Wold

Guide Price £395,000

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Newlands Cottage

Stow-on-the-Wold, GL54 1EG

A semi-detached two bedroom house with good living space and a generous garden within walking distance to the town's square.

Description

Newlands Cottage is an attractive semi detached house constructed of rendered elevations under a tiled roof. It is believed to have originally been built in the 1930s and has been more recently extended at the rear with two single story extensions one of which forms part of the kitchen and the other forms part of the garden room and is built of part brick walls and a hip and tiled roof.

Newlands Cottage occupies an excellent position in the town, within a short walk of The Square as well as the Tesco supermarket. The house has excellent accommodation with three reception rooms, well fitted kitchen and cloakroom on the ground floor together with two double bedrooms and a bathroom on the first floor. There is an attached single garage together with further parking and a generous and well stocked garden, beautifully maintained and benefiting from an excellent vegetable garden supported by the greenhouse, potting and garden sheds.

Location

Stow-on-the-Wold is an attractive market town with the Parish Church of St. Edward, together with a wide variety of shops, boutiques, and hostelries. Bourton-on-the Water is 4 miles to the south and has a similar range of facilities. It also has 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 hostelries, a multiplex cinema, and the Everyman Theatre, as well as a number of annual festivals including the National Hunt, Literature, Music, and Cricket festivals.

Accommodation

Entrance Lobby

With built-in wardrobe cupboard with storage above.

Sitting Room

Fireplace fitted with an electric coal effect fire with raised hearth and outer surround with display niches and shelving, flanked to one side by a built in storage cupboard. Telephone and television points. Picture rail and coved ceiling. Laminate floor and a pair of semi glazed and panelled doors to the garden room.

Dining Room

Fitted with a wall mounted electric log effect fire with a timber mantelpiece above, picture rail and coved ceiling, laminate floor and semi glazed and panelled door.

Kitchen

One and a half bowl sink unit with single drainer set in a wide surround with cupboards beneath and space for dishwasher. Worksurface with an electric four ring hob with extractor hood above. Further worksurface with range of drawers and cupboards beneath and matching eyelevel cupboards above and a Belling double oven and grill set to one side with storage cupboards above and below. Matching worksurface with cupboards above and below, space for upright fridge freezer, doors to under storage cupboard and door to larder cupboard with shelving. Cupboard with the space and plumbing for washing machine and tumble dryer, space for upright refrigerator with cupboard above. Semi glazed and panelled door to the rear garden.

Cloakroom
Low-level w.c. pedestal wash hand basin with tiled splashback.

From the kitchen, semi-glazed and panelled door to

Garden Room
Laminate floor, a pair of double glazed doors leading to the garden terrace and flanked by fixed and opening casement windows.

From the entrance lobby stairs with handrail lead to the first floor landing.

Bedroom One
Range of built-in wardrobe cupboards and separate built in cupboard, picture rail and wide double glazed casement window overlooking the front garden.

Bathroom
Matching white suite comprising walk-in bath with chrome mixer taps and separate shower with glazed shower screen, wash hand basin, low-level w.c, radiator with towel rail.

Bedroom Two
Range of built-in wardrobe cupboards and separate built-in cupboard and casement window overlooking the side of the property.

Outside
Newlands Cottage is approached via a shared private track leading to an attached Single Garage with electric up and over door, power and light and casement window with obscured glazing and rear pedestrian door. There is a separate pedestrian gate and short path leading to the front door. Small front garden with paved terraced area. Solar panels have been installed on the roof of the house alongside an electric vehicle charger in the garage.

Set to the side of the garage are a pair of painted timber gates leading to a gravel parking area suitable for parking two vehicles. This area is surrounded by painted timber fencing and a separate gate which leads to the rear garden.

The rear garden, a particular feature of the property, may also be approached from the double doors from the garden room or alternatively from the kitchen and these lead to a paved terraced area and raised timber decking surrounded by timber balustrading. Steps lead down to the remainder of the garden, which is primarily laid to lawn and interspersed by a couple of circular flower beds. Two flowering magnolia trees.

Vegetable garden separated by timber fencing and comprising four raised borders, greenhouse, fruit cage and timber garden shed. Further potting shed.

Set to one corner of the garden is an impressive summer house with glazed surrounds and pitched roof. Power and light.

Tenure
Freehold.

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.

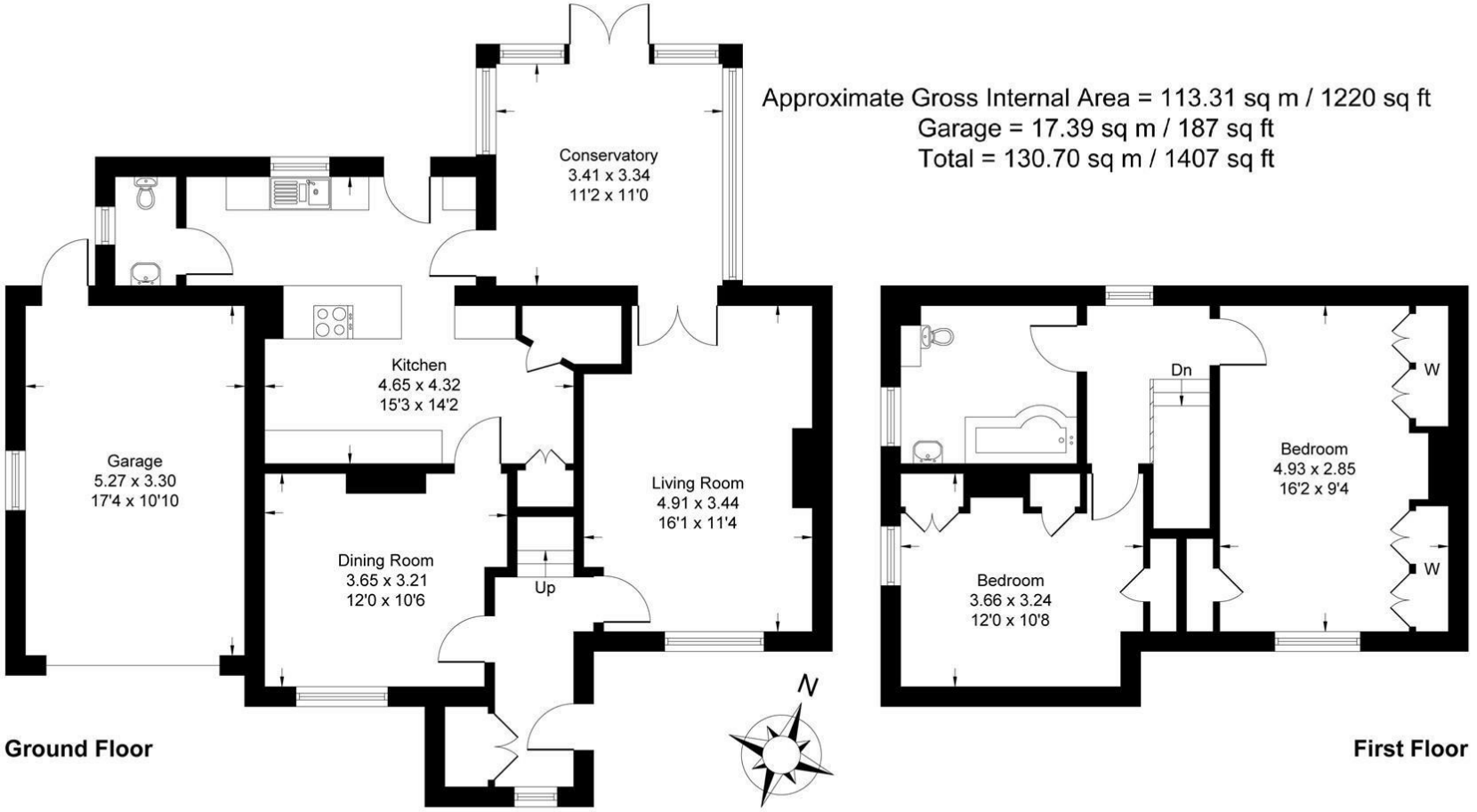
Local Authority
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX
Tel: 01285 623000
www.cotswold.gov.uk.

Council Tax
Band D. Rates payable for 2026/2027 = £2,459.38.

Directions
Heading up Sheep Street in Stow-on-the-Wold, turn right at the traffic lights onto the Fosseway. Carry straight on at the next traffic lights and Newlands Cottage is on a private track on the left hand side opposite the Tesco's superstore.

What3words
///tapers.cosmic.magically

Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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