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Tayler & Fletcher



The Old Band Room, , GL54 3AA
Guide Price £500,000

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The Old Band Room Main Street , Naunton, GL54 3AA

An enchanting Cotswold stone property with garden and river frontage set in a sought after village.

Description

The Old Band Room is an attached property believed to date from 1840. It is built of Cotswold stone under a slate roof and has been thoughtfully converted to a high standard to form a stylish living space with open plan accommodation on the ground floor, but which offers opportunity for separation by the purchaser should this be preferred. There are two double bedrooms one of which has an ensuite shower room on the first floor together with a further bathroom and occasional third bedroom/ study.

The property occupies an excellent location within the heart of the village. There is a tranquil garden fronting the river Windrush and the garden is enclosed by a dry stone wall and has a terraced area adjacent to the river.

Location

Naunton is a desirable charming Cotswold village and The Old Band Room is set in the centre. The village boasts a number of historic properties and a Grade II listed Dovecote. There is a Parish Church, Black Horse public house and Cricket club with pavilion. Naunton Downs Golf Club is one mile away.

Stow-on-the-Wold is 6 miles and 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 4.5 miles 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 and Kingham with regular services to London Paddington via Oxford and Reading.

Cheltenham, 12 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 and Literature, Music and Cricket festivals.

Accommodation

On the ground floor, the open plan room comprises of the Sitting Room and Kitchen/Dining area. There is underfloor heating on the ground floor.

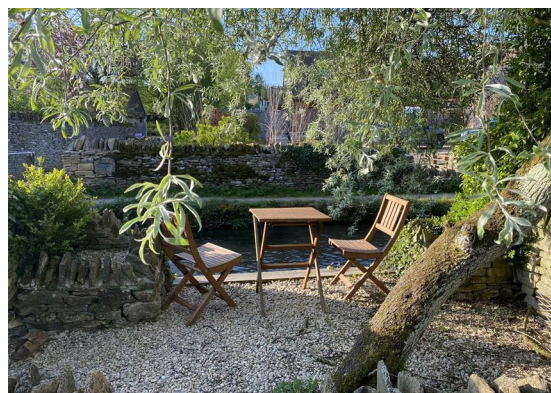
Sitting Room

Fireplace with a Cotswold stone surround and mantelpiece on a raised hearth and fitted with a Dimplex electric heater. Beamed ceiling, part exposed stone wall. Glazed and fixed panelled door to the front. Separate glazed and fixed panelled doors. Oak stripped floor. Book shelving. Telephone and internet points. Stairs with under stairs cupboard.

Kitchen/Dining Room

Comprising Belfast sink set within a wide surround with a range of drawers and cupboards beneath. S M E G cooker comprising double oven with grill and five ring gas hob with extractor hood above and matching drawers to one side. Space for upright fridge freezer, space for





dishwasher, cupboard containing the Worcester 'LPG' central heating boiler. Beamed ceiling. Recessed ceiling lights, tiled floor.

Door to

Utility Room / Cloakroom

Low-level w.c (to be fitted if required), work surface with space below for washing machine and eyelevel cupboards above, tiled floor.

First Floor

Landing.

Bedroom 1

Open to the Apex and with exposed A-frame and purlins. Two built-in cupboards with shelving. Casement window with exposed stone window reveals and timber lintel.

En-Suite Shower Room

Shower cubicle with overhead shower, low-level w.c, heated towel rail, pedestal wash hand basin with chrome mixer tap, tiled floor.

Bedroom 2

Open to the Apex with exposed timber A-frame and purlins. Built-in wardrobe cupboard. Interconnecting door with bedroom 3/study.

Bedroom 3/Study

Part exposed timber A-frame and purlins, conservation roof light, part painted stone walls, television and telephone points.

Bathroom

White suite comprising tile panelled bath with chrome mixer tap and shower attachment, low-level w.c, circular wash hand basin with chrome mixer tap with tiled splashback, heated towel rail, tiled floor. Shaver point.

Outside

Flower borders and decked area fronting the river Windrush. The area is

dominated by a mature apple tree and enclosed by dry stone walling.

Next to the property is a useful lockable storage area suitable for bicycles and garden tools.

Services

Mains electricity, water, and drainage are connected to the property. LPG heating. 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 C. Rates payable for 2026/2027 £2,081.90.

Tenure

Freehold.

Directions

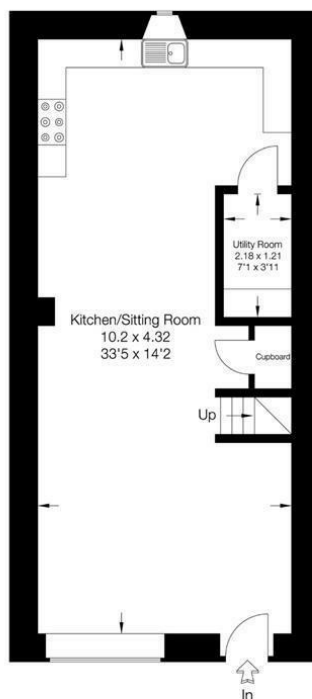
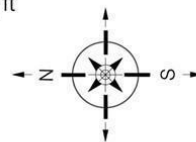
From Stow-on-the-Wold take the B4068 through Lower Swell towards Naunton. Carry straight on at the crossroads and take the first turn signposted to Naunton. Proceed through the village passing The Black Horse Inn on the right hand side. The Old Band Room will be found immediately after on the left hand side.

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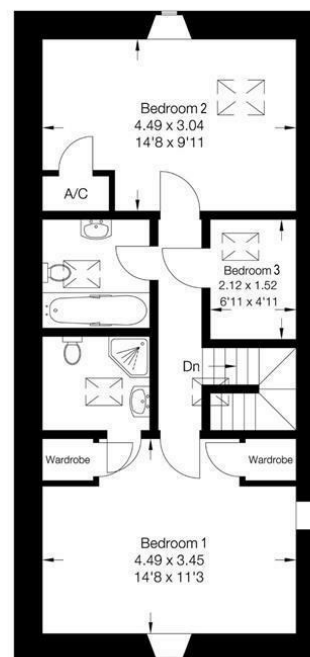
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Floor Plan

Approximate Gross Internal Area = 94 sq m / 1012 sq ft
Total = 94 sq m / 1012 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of the plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.