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# Taylor & Fletcher



Ash Croft, Evesham Road, Stow-on-the-Wold, GL54 1EJ

**Guide Price £1,250,000**



## Ash Croft, Evesham Road Stow-on-the-Wold, GL54 1EJ

*A substantial, detached, modern, 4 Bedroom Cotswold stone house with gardens, parking and double garage on the edge of a market town.*

### Description

Detached Cotswold stone house built in 2008 under a pitch slate roof with a double garage and front and rear gardens. Particular features include tiled downstairs, wooden flooring upstairs, stone fireplace, open plan kitchen, double glazing, solar panels and electric charging point.

The accommodation comprises an entrance hallway, cloakroom, study, sitting room, dining room, kitchen/living room and utility on the ground floor. On the first floor there are four double bedrooms, two with ensembles and a main bathroom. Outside there is a double garage, electric charging point, front and rear gardens with ample parking.

### Location

Ash Croft is on the outskirts of Stow-on-the-Wold, off the Evesham road and down a private drive.

Stow-on-the-Wold is situated in an elevated position and came to prominence during the 17th and 18th Centuries primarily due to the wool trade. As such, many fine buildings were constructed around The Square, for which the town is well known. There is an excellent variety of hotels, guest and public houses. Many of the shops are boutique style and are sufficient for everyday requirements and in addition there is a recently extended supermarket on the northern edge of the town.

Bourton-on-the-Water is 4 miles to the south and Moreton-in-Marsh is 4 miles to the north. Both have an extensive range of shops and facilities. Bourton-on-the-Water benefits from The Cotswold School, a public leisure centre and a recently extended medical centre. Moreton-in-Marsh also benefits from a range of hostels, a new NHS hospital and medical centre. Local train stations in Moreton-in-Marsh and Kingham provide frequent services to London and Oxford.

The larger commercial and cultural centres nearby are, Cheltenham (19 miles), Stratford-upon-Avon (21 miles) and Oxford (30 miles).

### Accommodation

Wooden front door leads to entrance hallway.

### Cloakroom

Low-level w.c, wash hand basin set on a vanity unit with mixer tap. Built in cupboard.

### Study

Fitted desk, drawers and shelves.

### Sitting Room

Gas fired wood burner effect set in fireplace on a raised stone hearth with Cotswold stone surround and timber lintel. Windows and doors overlooking rear garden and patio.

### Dining Room

Accessed from either the kitchen or entrance hall through half glazed double doors with window overlooking patio and garden.

### Kitchen / Breakfast room

One and a half bowl sink unit with drainer and mixer tap with a range of matching cupboards and drawers below and more at eye level. 6 ring gas hob with Britannia oven below and extractor above. Siemens microwave set in matching island with pull up power point on worktop. Siemens built in dishwasher. Waste disposal in sink.

Living area with doors to rear garden and patio. Doors to the dining room.

### Utility Room

Space for fridge freezer, washing machine and dryer. Single bowl sink unit with drainer and mixer tap. Worcester Bosch boiler and Water Descaler. ADT alarm. Doors to garage and driveway.

### First Floor

Landing





### Master Bedroom Suite

The master bedroom suite provides a spacious bedroom with three double wardrobes and a single wardrobe.

Ensuite shower room with low-level w.c, double sink unit with mixer taps. Walk in shower.

### Bedroom 2

Double bedroom with walk in wardrobe and windows overlooking front garden and driveway.

Ensuite bathroom with low-level w.c and bidet, wash hand basin with mixer tap. Mira shower cubicle and Kohler bath.

### Bedroom 3

Double bedroom with built-in wardrobe and windows overlooking the garden.

### Bedroom 4

Double bedroom with built-in wardrobe and windows overlooking the rear garden.

### Family Bathroom

Low-level w.c, shower cubicle with Mira shower, bidet, wash hand basin with mixer tap and bath.

### Airing Cupboard

Solar panel pipes and hot water tank.

### Loft

Mostly boarded with a loft ladder.

### Garage

Double garage with two electric up and over doors. Electric sockets.

### Outside

Electric gates leading to driveway and parking area. Front garden mainly laid to lawn with herbaceous border. Andersen Electric car charging point.

Side patio with garden shed. Rear garden mainly raised and laid to lawn surrounded by areas of patio and rockery. A range of plants and Shrubbery. Outdoor sockets and taps.

### 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.

Solar panels for water heating purposes only.

### Tenure

Freehold.

### 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

Band G Rates Payable for 2025/2026: £3,926.82

### Directions

From Stow-on-the-Wold take the Evesham road in the direction of Broadway, take the second turning on the right after Fosse Lane. The entrance to the driveway is opposite some large stone balls marking the entrance to Newlands Court. Ash Croft is the house at the end of the drive on the left.

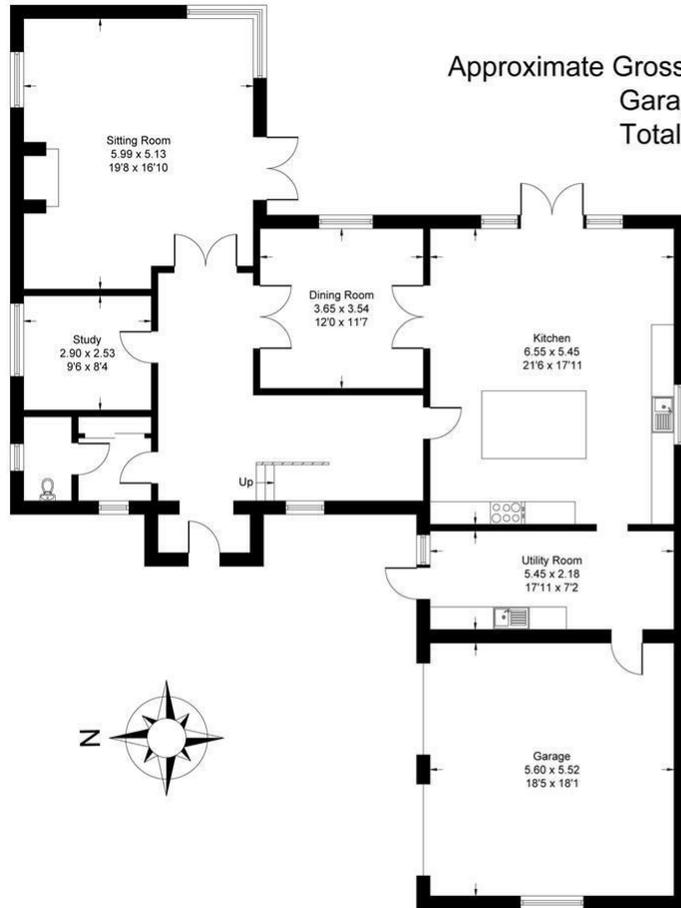
### What3Words

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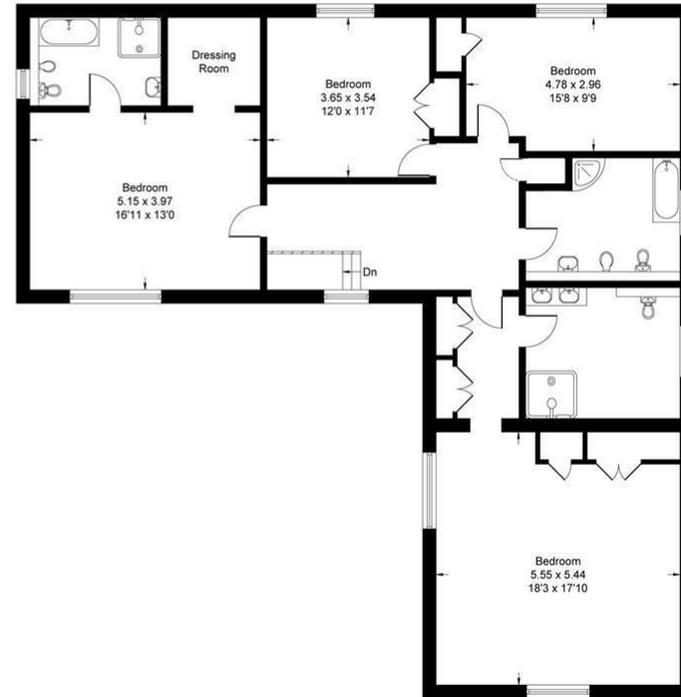


## Floor Plan

Approximate Gross Internal Area = 264.68 sq m / 2849 sq ft  
Garage = 30.52 sq m / 329 sq ft  
Total = 295.20 sq m / 3178 sq ft



**Ground Floor**



**First Floor**

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