



### Parkland Mews, Stow-on-the-Wold

A beautifully presented three bedroom town house with garage and parking close to the centre of the town.

**Guide price £345,000**

Moreton-in-Marsh 4 Miles  
Chipping Norton 9 Miles  
Cheltenham 18 Miles

## 8 Parkland Mews Stow-on-the-Wold Gloucestershire GL54 1BA

**A BEAUTIFULLY PRESENTED THREE BEDROOM TOWN HOUSE WITH GARAGE AND PARKING CLOSE TO THE CENTRE OF THE TOWN.**

- Entrance Hall
- Study
- Cloakroom
- Sitting Room
- Kitchen/Dining room
- Three Bedrooms - one en-suite
- Bathroom
- Garage/Utility
- Communal Gardens

**VIEWING** Strictly by prior appointment through

Tayler & Fletcher

**Tel: 01451 830383**

### Directions

From the Stow-on-the-Wold office of Tayler & Fletcher leave Digbeth Street leading into Park Street. Continue down Park Street about 50 yards and the entrance to Parkland Mews will be seen on the right hand side. The rear parking to Parkland Mews can be approached off Back Walls.

### Location

**8 Parkland Mews** is situated 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 hosteries and a primary school.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school with its affiliated 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 hosteries, 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.

### Description

8 Parkland Mews is a substantial terraced Town House built of natural Cotswold stone and rendered elevations under a tiled roof. It has an attractive appearance to both the front and rear elevations with leaded light casement windows and a gabled dormer set in the rear elevation.

It is a deceptively spacious property with the accommodation arranged over four floors. On the ground floor there is a hall, inner hall, cloakroom, study and excellent integral garage/utility (17'5" x 12').

On the first floor there is an attractive Sitting room with cut stone fireplace fitted with a coal effect gas fire together with an excellent kitchen/dining room.

On the first floor there is a main bedroom and en-suite shower room, together with a further bedroom and well appointed bathroom with separate shower cubicle with a door leading to bedroom 3 which is situated on the second floor.

8 Parkland Mews enjoys the well tended and landscaped communal gardens and is well positioned being close to all the facilities within the town.

The integral garage provides an extremely useful space. There is parking together with visitor parking.

### Accommodation

Outside Light.

Front door with decorative glazed panels.

### Hall

Built in cupboard with hanging rail.

### Cloakroom

Low level w.c, pedestal wash hand basin, part tiled walls, casement window, archway to inner hall, Glazed panel door to

### Study

Beamed ceiling, leaded light casement window with secondary glazing.

Panelled door to integral Garage.

Stairs with painted hand rail lead to the first floor landing.

### Sitting room

Fireplace with cut stone surround and fitted with gas coal effect fire. Three wall light points, television point, deep window sill with leaded light casement window. Painted beamed ceiling.



### Kitchen/Dining room

Comprising dining area, Window overlooking the communal garden. Eight beamed ceiling. Steps up to the kitchen.



### Kitchen

Comprising one and a half bowl sink unit with mixer taps set within a wide surround with a range of drawers and cupboards beneath, integrated slimline dishwasher, Electrolux oven and grill with cupboards above and below. Work surface to one side with cupboards above and below. Four ring gas hob with extractor hood above and matching eye level cupboards. Space for upright fridge freezer.

From the landing continuation of the staircase to second floor landing

### Bedroom 1

Incorporating wardrobe cupboard with recessed drawers to one side.

Sliding door to



### En-suite shower

Comprising shower cubicle with glazed door, wash hand basin with mixer tap and cupboard below, low level w.c heated towel rail, strip light.

### Bedroom 2

Plus built in wardrobe cupboard with hanging rail and integrated drawers to one side.

### Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low level w.c. Shower cubicle fitted with a Mira 415 shower, double glazed casement window, separate roof light, eaves storage, heated towel rail.

From the landing door and stairs lead to second floor

### Bedroom 3

Maximum into eaves with sloping ceilings. Eaves storage cupboard, cupboards to either side, vanity unit comprising sink with mixer tap and cupboards below, with work surface to one side and drawers beneath.

### Outside

There is a pedestrian access from Park Street leading through an impressive wrought iron gate into the communal gardens and onto the front door. Alternatively there is a vehicular access from Back Walls and which leads to the rear of the property where there is a gravelled parking space and integral single garage 17'5" x 12' overall and incorporating storage cupboards with sliding doors to either side one of which houses the wall mounted Worcester gas fired central heating boiler. Utility area set below the stairs bulkhead and comprising stainless steel sink unit with single drainer, mixer tap with cupboard and space and plumbing for washing machine beneath. Further cupboard to one side, strip light, painted concrete floor, pedestrian door leading to the hall.

Situated to the side of the garage are steps leading to a small terrace area.



### Tenure

**8 Parkland Mews** is offered for sale Leasehold on a 999 year Lease from 1st September 1986. Each resident owns a share of the freehold.



### Service Charge

We are advised that the management charge for **8 Parkland Mews** is £600 per annum.

### 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. Worcester gas fired boiler is located in the garage.

### Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.  
Tel: 01285 623000.

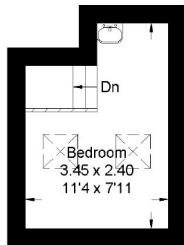
### Council Tax

Band D. Rates payable for 2021 - 2022 - £1,979-44

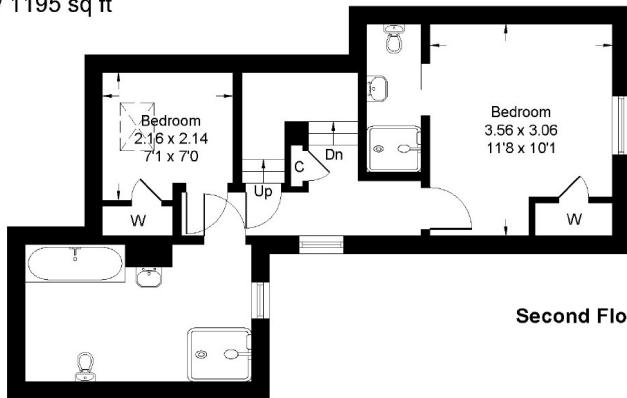
Approximate Gross Internal Area = 93.76 sq m / 1009 sq ft

Garage = 17.30 sq m / 186 sq ft

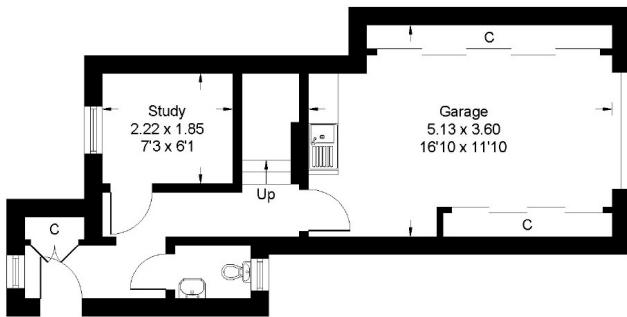
Total = 111.06 sq m / 1195 sq ft



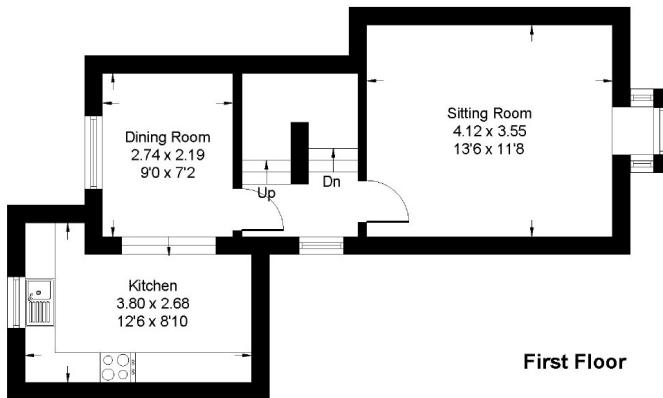
Third Floor



Second Floor



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.



### Energy Performance Certificate

HM Government

8, Parkland Mews, Stow on the Wold, CHELTENHAM, GL54 1BA

Dwelling type: Mid-terrace house Reference number: 8840-6128-7280-9420-3296  
 Date of assessment: 10 August 2020 Type of assessment: RdsAP, existing dwelling  
 Date of certificate: 11 August 2020 Total floor area: 91 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

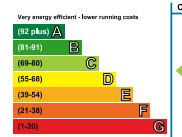
Estimated energy costs of dwelling for 3 years:	£ 2,418
Over 3 years you could save:	£ 513

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 480 over 3 years	£ 240 over 3 years	
Heating	£ 1,668 over 3 years	£ 1,479 over 3 years	
Hot Water	£ 270 over 3 years	£ 186 over 3 years	
<b>Totals</b>	<b>£ 2,418</b>	<b>£ 1,905</b>	<b>You could save £ 513 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 132
2 Low energy lighting for all fixed outlets	£65	£ 216
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 78

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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