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# Tayler & Fletcher



Weavers Cottage, Well Lane, Stow-on-the-Wold, GL54 1BT

Guide Price £625,000





## Weavers Cottage, Well Lane

Stow-on-the-Wold, GL54 1BT

*A delightful semi-detached Cotswold stone cottage with gardens, garage and off-road parking, within walking distance of the centre of Stow-on-the-Wold.*

### Description

Weavers Cottage is an attractive semi-detached cottage within walking distance of The Square in Stow-on-the-Wold. It is constructed of Cotswold stone with a stone, red brick and render extension to the side and the rear. Character features are present throughout the property. Gardens to the front and the rear. Side access and off-road parking.

The accommodation consists of a sitting room, kitchen, dining room, home office, cloakroom and rear porch on the ground floor. On the first floor there are 2 bedrooms and a bathroom.

### Location

Weavers Cottage 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 hostelrys 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 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 hostelrys, 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.

### Accommodation

#### Ground Floor

##### Entrance Porch

A semi-glazed and panelled front door with a wooden inner door leading to

##### Sitting Room

Exposed Cotswold stone walls with painted wooden beams, a raised stone hearth with Cotswold stone surround with an electric log burner. Windows overlooking the front garden and into the home office.

##### Kitchen

Wooden countertops with a tiled splashback, a range of low-level cupboards and drawers accommodating an in-built dishwasher and space for a freestanding fridge/freezer. There is a five-ring Rangemaster with a warming plate, with a double oven and double grill below alongside an extractor fan above. Large sink with mixer tap. Leads to

### Snug/ Dining Room

Stone hearth with Cotswold stone surround.

### Rear Lobby

Wooden countertop with space underneath for a washing machine and dryer. A window overlooking the rear garden.

### Cloakroom

Low-level w.c. wash handbasin with mixer tap. Worcester boiler and an airing cupboard.

### Home office/ Bedroom 3

Wooden countertop with window overlooking rear garden.

### First Floor

From the sitting room a door leads to the staircase to the

### Landing

Partially exposed Cotswold stone wall.

### Bedroom 1

Double bedroom with a raised hearth with ornate metal surround. Window overlooking the rear garden.

### Bathroom

Low-level w.c. pedestal wash handbasin. Tiled bath unit with overhead shower attachment and heated towel rail. Window overlooking rear garden.

### Bedroom 2

Windows overlooking the rear garden and the driveway. Plumbing available for a vanity wash handbasin.

### Outside

The property is approached via a wrought iron pedestrian gate to the paved front

garden, surrounded by a range of low-level shrubbery.

The driveway is to the side of the property and leads to a gated parking area and a double garage/ workshop. The garage features a painted floor, electricity, a window, and a modern mono-pitch corrugated roof.

To the rear there is an enclosed garden, partially paved, partial artificial grass with raised flower border and surrounded by brick and stone walls. Storage shed.

### Services

Mains electricity, water, gas and drainage are connected to the property. Gas fired central 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](http://www.cotswold.gov.uk).

### Council Tax

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

### Tenure

Freehold.

### Directions

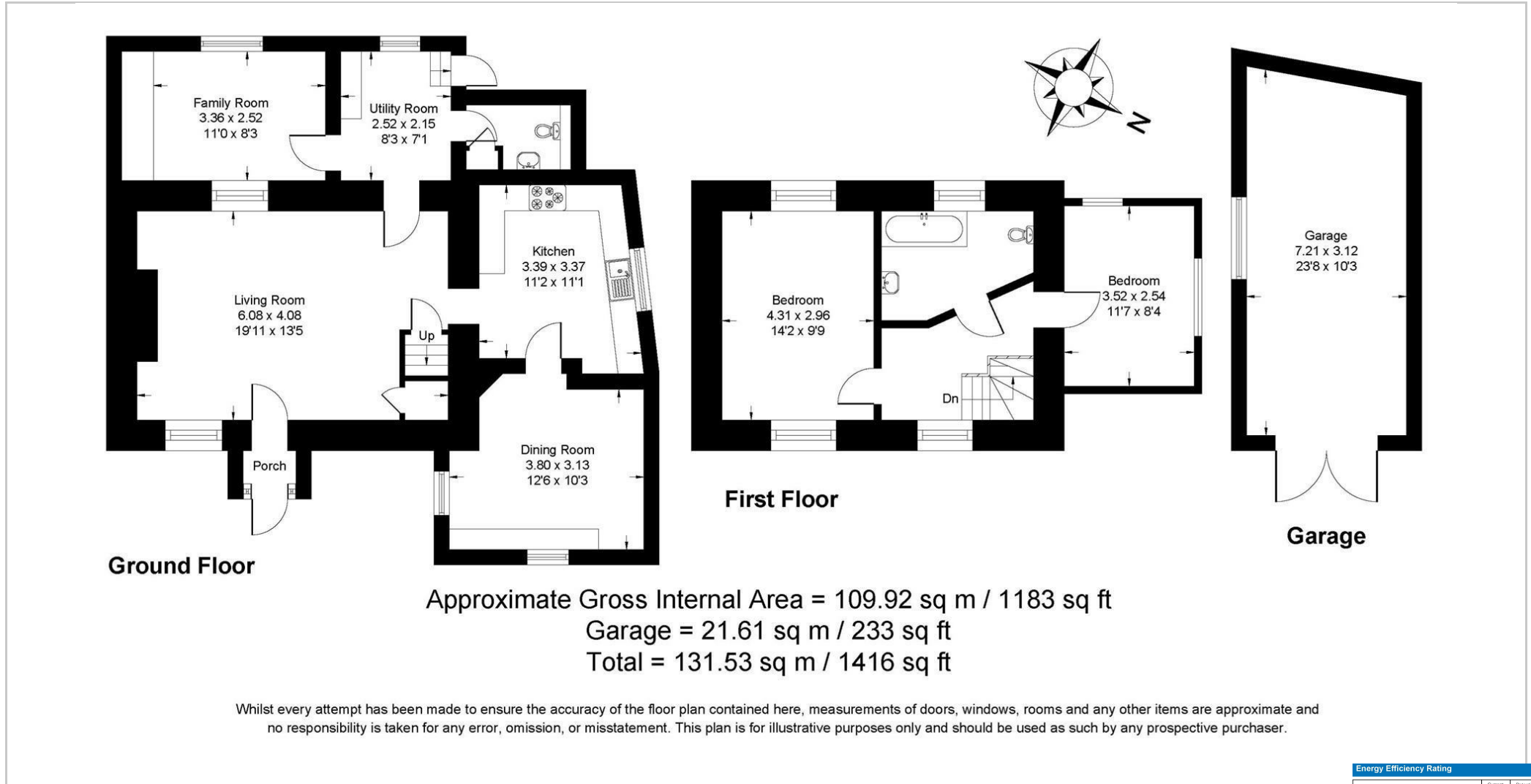
Heading down Digbeth Street with the Taylor & Fletcher office on your left, turn left into Well Lane and Weavers Cottage is the third house on your left.

### What3Words

///prude.washroom.crumb



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	