

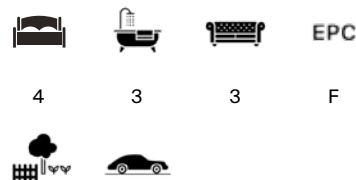
A two-story stone house with a tiled roof, featuring a prominent ivy-covered section on the left and a small gabled entrance on the right. The house is surrounded by a well-maintained garden with various plants and a path leading to the entrance.

THE RETREAT, STOW-ON-THE-WOLD



A DETACHED MODERN HOME WITH COTTAGE IN A PEACEFUL LOCATION IN TOWN.

Distances Moreton-in-Marsh 4 miles and Kingham 5 miles (trains to London Paddington 76 mins), Burford 7 miles, Cheltenham 20 miles, Cirencester 22 miles, Oxford 25 miles, (Distances and times are approximate).



Local Authority: Cotswold Distret Council, Tax band G

Tenure: Freehold

Services: The property benefits from mains water, electricity and drainage with gas fired central heating. BT broadband.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale.

All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Guide price £1,495,000



LOCATION

Stow-on-the-Wold, widely regarded as one of the most sought-after picturesque North Cotswolds town, blends historic charm with modern living. Once a thriving wool town, its hilltop location offers sweeping countryside views. The vibrant market square features independent shops, cosy pubs, and top-rated restaurants. Education is strong, with excellent local schools including Stow Primary and Kitebrook, plus prestigious nearby institutions like Cheltenham College and Oxford's renowned schools. Ideally positioned between the M40 and M5, Stow offers easy access to London, the Midlands, and the West Country, with fast rail links from Kingham and Moreton-in-Marsh. The area offers exceptional lifestyle opportunities, from Cheltenham Racecourse to premier golf, rugby, festivals, and outdoor pursuits. Stow balances rural beauty with connectivity—perfect for families, commuters, and second-home seekers.











THE RETREAT AND COTTAGE

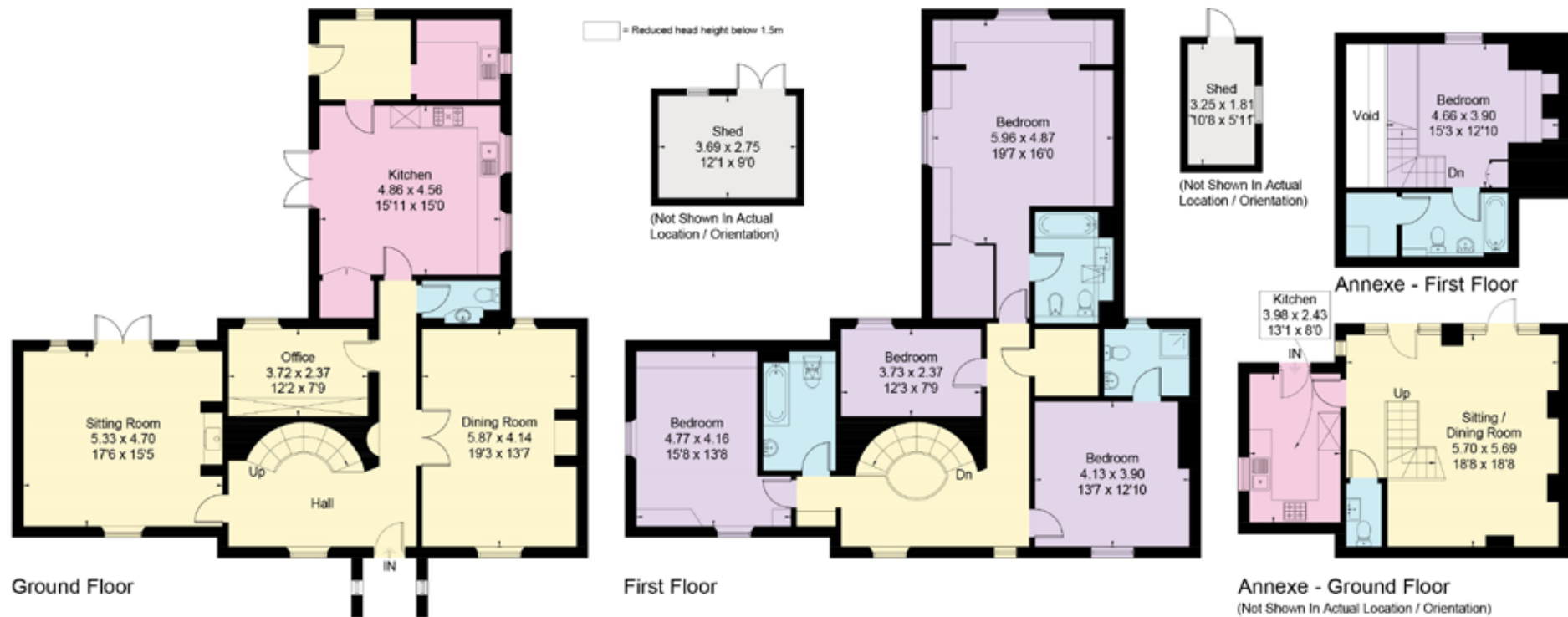
The Retreat is a beautifully appointed Cotswold stone residence, ideally located just a short walk from the lively market square. Offering spacious and flexible accommodation, it comprises a substantial main house and a charming detached cottage—ideal for guests or holiday letting. A welcoming entrance hall with limestone flooring and a sweeping Cotswold stone staircase with ornate wrought iron balustrades sets an elegant tone. The ground floor features generous reception areas, including a spacious sitting room with large fireplace and woodburner and French doors to the terrace, a formal dining room, and a large study. The kitchen/breakfast room, the heart of the home, is fitted with a range of units, tiled flooring, and double doors leading to the garden. It connects to a practical boot room and a separate utility room. Upstairs, the principal bedroom includes an en suite bathroom and walk-in wardrobe. A guest bedroom with en suite, two further bedrooms, and a family bathroom complete the first floor. The detached cottage offers a self-contained living space with a kitchen and lounge downstairs, and a galleried bedroom and bathroom above—perfect for family, guests, or income.

Outside, the property enjoys beautifully maintained gardens on all sides, with a lawned front, spacious terraces, mature trees, and ample off-road parking.





Approximate Floor Area = 242.1 sq m / 2606 sq ft
 Annex = 68.7 sq m / 739 sq ft
 (Excluding Void & Sheds)
 Total = 310.8 sq m / 3345 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Leigh Glazebrook

01451 600613

leigh.glazebrook@knightfrank.com

Stow-on-the-Wold

Brett House, Park Street

GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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