

8 Newlands Court
Stow-on-the-Wold
GL54



A three bedroom Cotswold stone retirement cottage.



Moreton-in-Marsh 4 miles and Kingham 5 miles (trains to London Paddington from 85 mins), Burford 7 miles, Cheltenham 20 miles, Cirencester 22 miles, Oxford 25 miles, (Distances and time approximate)



Gloucestershire

Stow on the Wold is one of the most renowned towns in the North Cotswolds, this former wool town offers a wide selection of excellent shops, pubs and restaurants.

The town is well situated to provide good access via road and rail to Birmingham to the North and to London to the South.

Stow on the Wold provides day to day amenities including a large supermarket, doctors, dentist and various other amenities. Daylesford Organic Farm Shop is nearby and more comprehensive facilities can be found in Cheltenham, Stratford upon Avon, Oxford and Banbury.

Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf courses at Lyneham, Naunton Downs, Broadway and Burford, rugby at Worcester, Gloucester. There are fantastic walks including The Cotswold Way.

The Property

Newlands of Stow was constructed over 20 years ago and offers a diverse retirement lifestyle for over 55's. Whether residing within the Independent Living Cottages, Assisted Living Apartments or the Nursing Home.

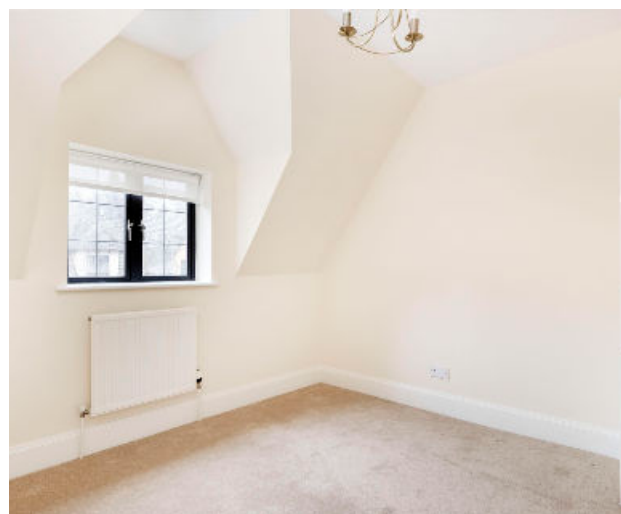
Set on the edge of the picturesque market town of Stow-on-the-Wold, amongst 10 acres of tranquil landscaped gardens, Newlands offers a bespoke lifestyle opportunity.

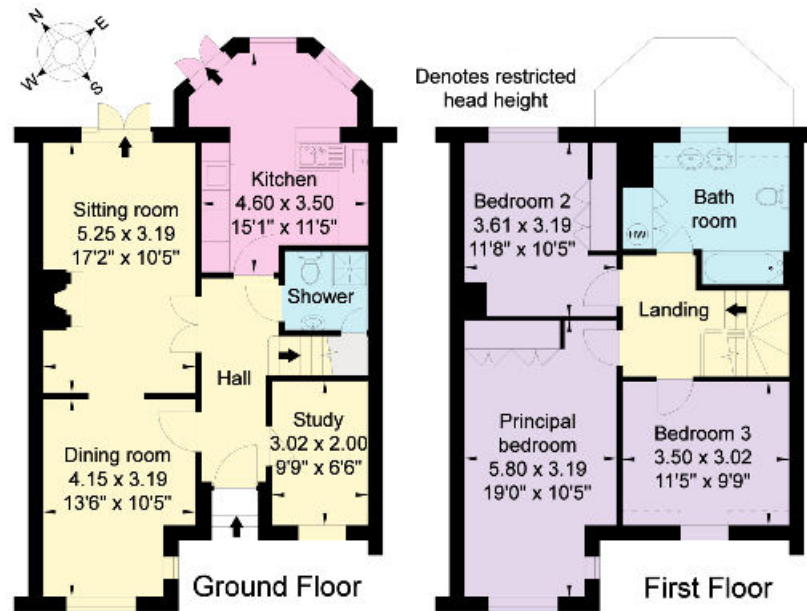
Newlands Court is a gated collection of Cotswold stone built cottages situated in an elevated position with views over the formal gardens with countryside views beyond.

8 Newlands Court is a light and spacious cottage, built to a very high standard and is situated in the heart of the development within a level walk of the facilities in the main house.

Gardens and grounds

The property benefits from a mature and private garden and terrace with more formal communal gardens on hand.





APPROXIMATE GROSS INTERNAL FLOOR AREA:
122 sq m (1,313 sq ft)

© Cotswold Plans Ltd. 01386 430176
ma/13037

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

8 Newlands Court
Stow on the Wold

Knight Frank
Stow-on-the-Wold
Brett House
Park Street
GL54 1AG
knightfrank.co.uk

I would be delighted to tell you more.

Leigh Glazebrook BSc (Hons)
01451 600610
leigh.glazebrook@knightfrank.com

Services

Mains services are connected to the property.

Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Directions (GL54 1HN)

From our office in Stow on the Wold proceed up Sheep Street until reaching the traffic lights. Turn right on to the Fosseway A429 and continue to the next set of traffic lights. Bear left before the lights signposted to Evesham and continue along the Evesham Road for approximately 300 yards where the gates to Newlands Court will be found on your left hand side.

Terms

Tenure: Leasehold 125 years from September 2009

Local Authority: Cotswold District Council 01285 623000

Newlands Court Website: www.newlandsofstow.co.uk

Service Charge

The benefit of living at Newlands is the level of support, care and services that are provided to make life comfortable and enjoyable for all. The core services provided by the service charge include maintenance of the grounds and estate including external maintenance of the building, communal facilities including communal lounge, restaurant, library and hairdressers, care and support, and management and administration. Please contact Knight Frank for further information.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property; and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2021. Photographs and videos dated 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Connecting people & property, perfectly.