

1 Glebe Cottages Snowhill WR12





A quintessential Cotswold stone cottage in a sought after village.



Broadway 1.5 miles, Moreton-in-Marsh 7 miles (Trains to London Paddington from 90 mins) Stow on the Wold 9 miles, Stratford-upon-Avon and Cheltenham 15 miles respectively, Birmingham 36 miles, Oxford 37 miles. (Distances and times approximate).



Gloucestershire

Snowhill is a stunning village situated on the top of the Cotswold escarpment, approximately 1.5 miles south of Broadway. The village mainly comprises period houses and cottages congregating around the church and village pub, The Snowhill Arms. Broadway itself has been described as a show village of England offering day to day amenities. More comprehensive facilities can be found in Cheltenham and Stratford-upon-Avon.

Snowhill is well placed for access to communication routes with the A44 and M40 providing access to London and the M5 with access to the West Country and Birmingham. There are regular mainline rail services at Moreton-in-Marsh (11 miles away) to London Paddington.

Schooling in the area is outstanding, feeding into Chipping Campden School with a school bus passing through Snowhill.

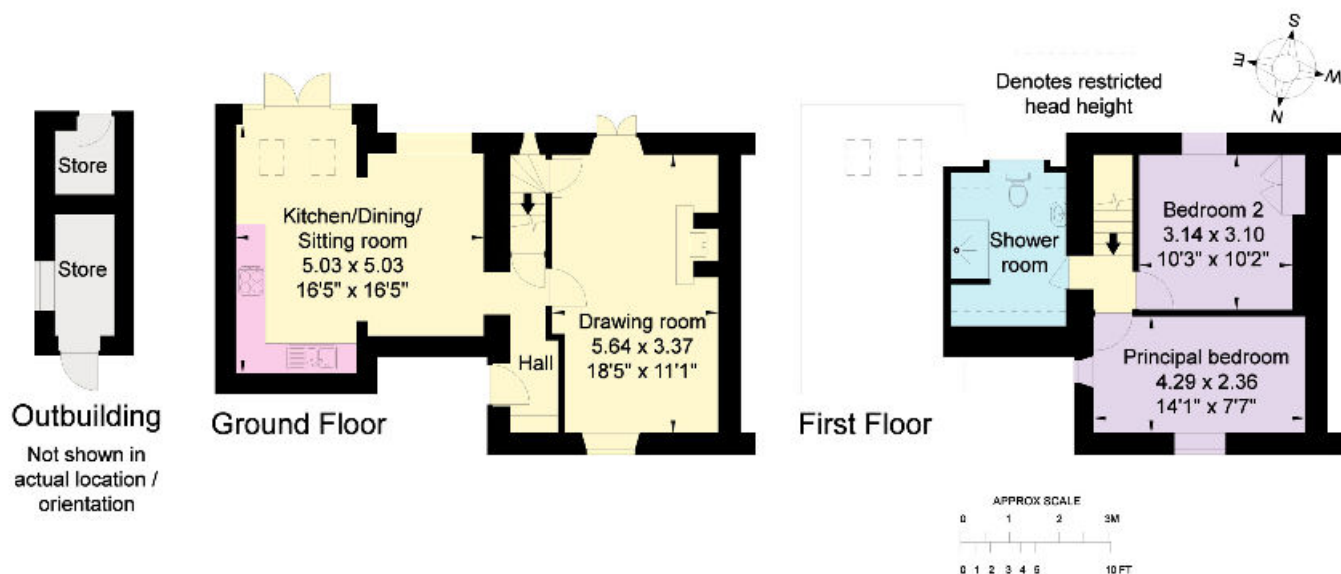
Sporting facilities in the area include racing at Cheltenham, Stratford-upon-Avon and Worcester and golf at Cheltenham, Broadway and Naunton. There is a plethora of footpaths and bridle paths from the village including the Cotswold Way.

The Property

1 Glebe Cottages is a quintessential Cotswold stone Cottage in the sought after village of Snowhill with far reaching views. Extended and refurbished to an exacting standard by the current owners the property now offers beautifully presented, flexible accommodation. The property is approached over a pathway to the front door into the hallway with bespoke fitted storage bench and coat hooks. The double aspect sitting room has an attractive fireplace with wood burning stove and doors to the rear garden. No doubt the heart of the home is the beautiful kitchen/dining/family room, with range of wall and base units and integrated appliances including, oven, microwave, dishwasher, hob, extractor fan and washing machine. The room is flooded with natural light and has double doors out to the rear terrace. There is plenty of space for a dining table and large sofa making it a very sociable entertaining space.

To the first floor are two double bedrooms with fitted cupboards and a beautifully appointed shower room with walk in shower, bespoke vanity unit and WC.





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.

1 Glebe Cottage Snowhill

APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 81 sq m (872 sq ft)

Outbuilding: 5 sq m (54 sq ft)

Total: 86 sq m (926 sq ft)

© Cotswold Plans Ltd. 01386 430176
ma/13298

Gardens and Grounds

The garden is approached from the house via both the kitchen and drawing room but also has access to one side by a pathway. Surrounded by Cotswold stone walling the garden is mostly laid to lawn with well stocked borders. To the rear of the garden is a raised decking area ideal for al fresco entertaining and somewhere to sit and enjoy the wonderful far reaching views that Snowhill has to offer. In addition there are a couple of useful Cotswold stone stores.

Services

Mains water, electricity and drainage. LPG Gas central heating

Terms

Tenure: Freehold

Local Authority: Tewkesbury Borough Council

Telephone 01684 295 010

Directions (WR12 7JX)

Leave Stow-on-the-Wold on the A424 Broadway/Evesham road and continue until joining the A44 at Troopers Lodge. Continue towards Broadway and take the left hand turning to Snowhill (opposite the Chipping Campden turning). When you arrive at the crossroads in Snowhill, continue straight over and 1 Glebe Cottages will be found on the left hand side identified by our for sale board

Knight Frank
Stow-on-the-Wold
Brett House
Park Street
GL54 1AG

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

I would be delighted to tell you more.

Helen Waddilove MRICS

+44 1451 600617

helen.waddilove@knightfrank.com

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 May 2021. Photographs and videos dated 2020.

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.