



Windrush, Stow-on-the-Wold



A detached Cotswold home with far-reaching views.

Stow-on-the-Wold is one of the most renowned towns in the North Cotswolds. The 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 in the north and London in the south. Stow-on-the-Wold provides day-to-day amenities, including a large supermarket, with Daylesford Organic Farm shop nearby and more comprehensive facilities in Cheltenham, Oxford and Banbury.

Schooling in the area is outstanding and includes; Stow Primary, Kitebrook, Tudor Hall, Cheltenham College and Cheltenham Ladies College, The Cotswold School, Chipping Campden and Oxford schools including; The Dragon, Summerfield's and St Edwards.

Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf courses at Naunton Downs and Broadway, rugby at Worcester and Gloucester.

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



The property

Windrush is a stunning Cotswold stone property located on the Western edge of the town with possibly the best views that Stow-on-the-Wold has to offer. Located along a private lane, the property enjoys the perfect blend of rural scenes and easy access to all of the facilities in the town.

The property provides generous accommodation, extending to over 3500 sqft in total, with a generous plot measuring approximately a third of an acre. The ground floor flows very well and offers spacious reception rooms, which include a light porch and entrance hall, triple aspect drawing room with fireplace and views, a well-fitted kitchen breakfast room with dining room off and a very useful sitting room/study adjacent to the kitchen with the benefit of the glorious views to the front. At the rear of the property, a beneficial and well-fitted utility room is on hand, with a door out to the parking area. A snug can be found beyond, which might provide a number of uses. On the first floor, a light landing leads to four double bedrooms, which include a principal bedroom with a dressing room and en suite and spectacular views. A guest bedroom also enjoys views to the front with an en suite shower room to hand. Two further double bedrooms share a well-fitted family bathroom.

Outbuildings at the property include a double garage, which has an integral door if you wish to access the house directly, a garden store and a potting shed. The property is approached over a gravelled drive with parking for several vehicles. The gardens are mainly laid to lawn with a range of beautifully stocked borders, mature shrubs and trees.

Services

Mains Gas, electricity, and drainage are connected to the property.

Tenure

Freehold

Local Authority

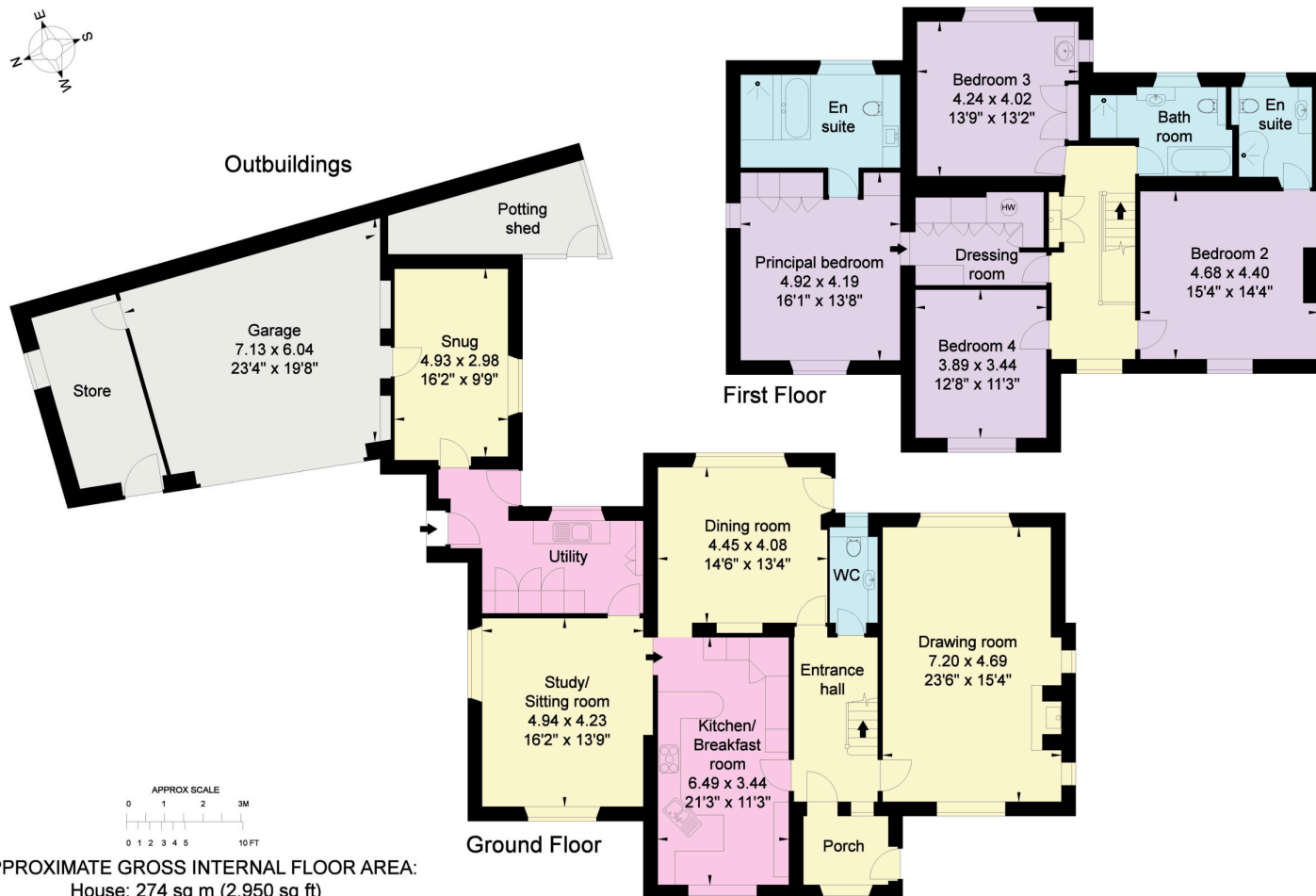
Cotswold District Council. Tax Band G

Guide price £1,950,000









APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 274 sq m (2,950 sq ft)
 Outbuildings: 56 sq m (604 sq ft)
 Total: 330 sq m (3,554 sq ft)

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**Windrush
 Stow on the Wold**

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.

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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.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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