



9 Park Street, Stow-on-the-Wold



# Beautifully refurbished townhouse in the centre of Stow.

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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, and rugby at Worcester and Gloucester. Soho farmhouse is also half an hour away.

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



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## The Property

9 Park Street is a beautifully presented and meticulously restored townhouse in the heart of this thriving market town. Currently, run as a successful bed and breakfast the property could easily be a wonderful family home or continue as a business. The front door leads into a spacious sitting room/dining room with window seats to the front, exposed flagstone floor and a wonderful raised inglenook fireplace with exposed stonework. The accommodation is cleverly designed to allow access from both sides of this main reception room yet flows nicely on into the kitchen. The kitchen is fully fitted with a range of wall and base units with unique copper surfaces. The integrated appliances include a double oven with a combination microwave, a gas hob with an extractor fan over, a wine fridge and space for an American-style fridge freezer. The Belfast sink looks through an opening to the boot room/rear hall beyond, with a stable door out to the garden. The side door in the kitchen gives you access to Park Street. The accommodation flows through to the family room with a wood-burning stove and on into the study with a door out to the garden. The rear hall also has enclosed steps down to the cellar which is used as a utility area. The bedroom accommodation can be found on the first, second and third floors and provides individually designed double bedrooms all with en suite bathrooms or shower rooms. The principal bedroom suite is particularly special with a walk-through dressing room with plenty of storage, a roll-top bath, shower and a separate Japanese 'smart' WC. From the main bedroom double doors lead out to a small balcony with steps down to the rear garden

## Services

Mains water, drainage, gas and electricity are all connected to the property.

## Tenure

Freehold

**Guide price £900,000**

## Local Authority

Cotswold District Council 01285 623000.



Light and spacious interiors.



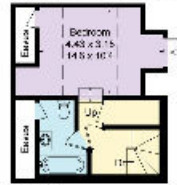


## Garden

The gardens are particularly private and offer a large terrace ideal for al fresco entertaining, with well stocked raised flower borders, all enclosed by a mixture of part Cotswold stone wall. No doubt 9 Park Street is a unique property within a short walk of the centre of Stow and offers beautifully presented, versatile accommodation that will suit a number of different buyers.



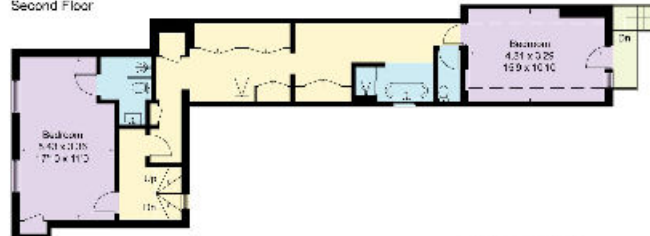
Approximate Area = 225.7 sq m / 2429 sq ft (Excluding Eaves)  
 Cellar = 19.7 sq m / 212 sq ft  
 Total = 245.4 sq m / 2641 sq ft  
 Including Limited Use Area (11.4 sq m / 123 sq ft)



Third Floor



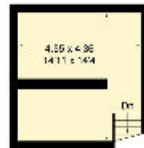
Second Floor



First Floor



Ground Floor



Cellar

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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