

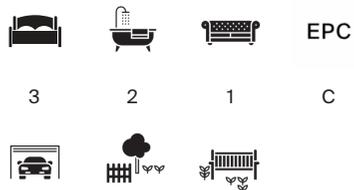


1 NEWLANDS COURT, STOW-ON-THE-WOLD



A DIVERSE RETIRMENT LIFESTYLE FOR OVER 55'S

Stow-on-the-Wold's Market Square is just 500 metres away,
Moreton-in-Marsh (4 miles), Kingham (5 miles) with train services to
London Paddington, Cheltenham (20 miles) and Oxford (25 miles).
Distances and times are approximate.



Local Authority: Cotswold District Council

Council Tax band: E

Tenure: Freehold

Service charge: £4,597.98 per annum

Guide Price £600,000



STOW-ON-THE-WOLD

An historic former wool town known for its charm and vibrancy. It has a strong sense of community with good local amenities including the church, library, doctor's surgery and dentist, as well as boasting an excellent selection of shops, pubs and restaurants, making it a delightful and convenient destination for both residents and visitors'. This historic town offers easy access to major road and rail links connecting Birmingham to the north, and London to the East. Essential amenities, including a large supermarket are readily available nearby.

For more extensive shopping and services, Cheltenham, Oxford, and Banbury are within easy reach. Sports enthusiasts will find plenty to enjoy, with horse racing at Cheltenham, golf at Naunton Downs and Broadway, and rugby in Gloucester. A comprehensive network of footpaths and bridleways offer opportunities to explore the town's surrounding countryside.



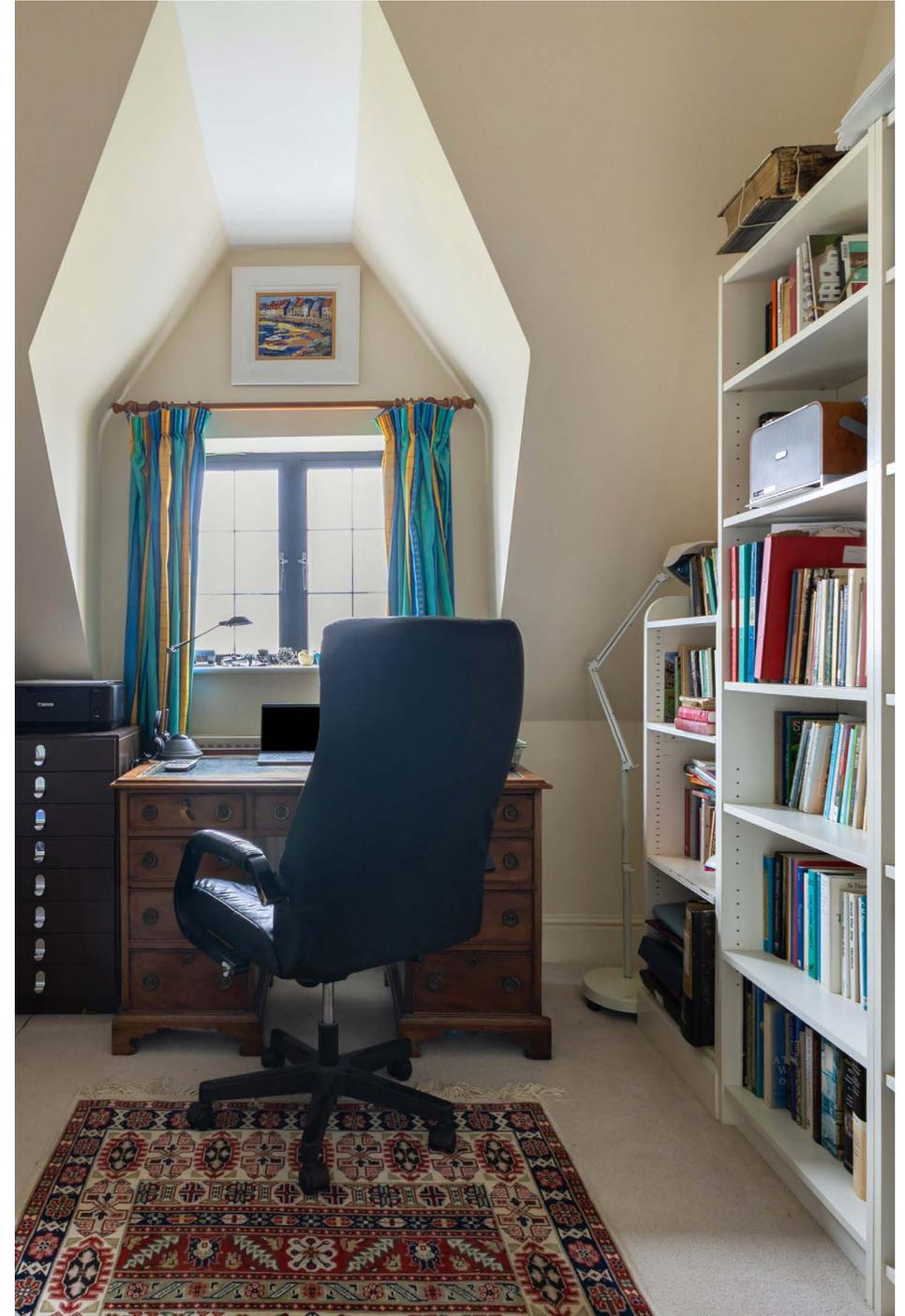


NEWLANDS OF STOW

Newlands of Stow offers a diverse retirement lifestyle for the over 55s, including Independent Living Cottages, Assisted Living Apartments or Nursing Home. This beautiful development, first established over 35 years ago, offers a relaxed but bespoke lifestyle opportunity .

1 Newlands Court is situated in an elevated and unique position with spectacular views over the surrounding Cotswold countryside as well as the formal gardens. It is a charming and spacious three-bedroom, two-bathroom cottage offering approximately 142.1 m² (1,530 sq ft) of comfortable living space. This well-presented home features a large kitchen, a generous sitting room, and three bedrooms, two of which have large fitted wardrobes providing ample storage, additional storage space can be found in the loft.

Enjoy the benefits of a private garden, ideal for relaxing outdoors, and a private garage. The property is conveniently located near the main house and communal gardens, offering a wonderful blend of privacy and community living.







Living at Newlands offers the advantage of comprehensive support, care, and services designed to make life both comfortable and enjoyable. For freehold properties, the service charge covers core services such as maintenance of the grounds and wider estate, emergency assistance / call system and overall management and administration.

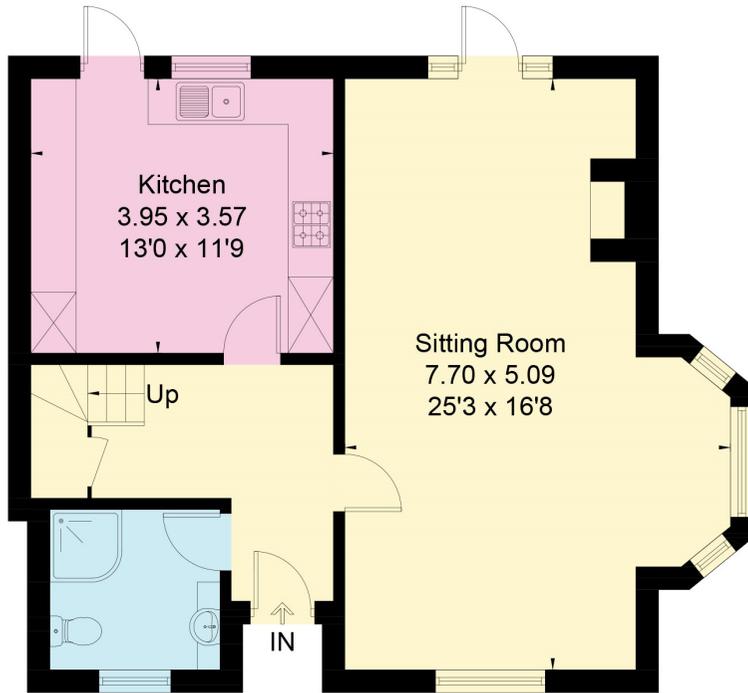
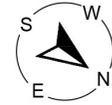
As a purchaser of a freehold property, you also have the option to transfer to a leasehold arrangement. This provides access to a wider range of services and communal amenities, including the communal lounge, restaurant, library, hair salon, additional care and support.

Service charges, ground rent, and transfer fees will apply. Please contact us for further details.

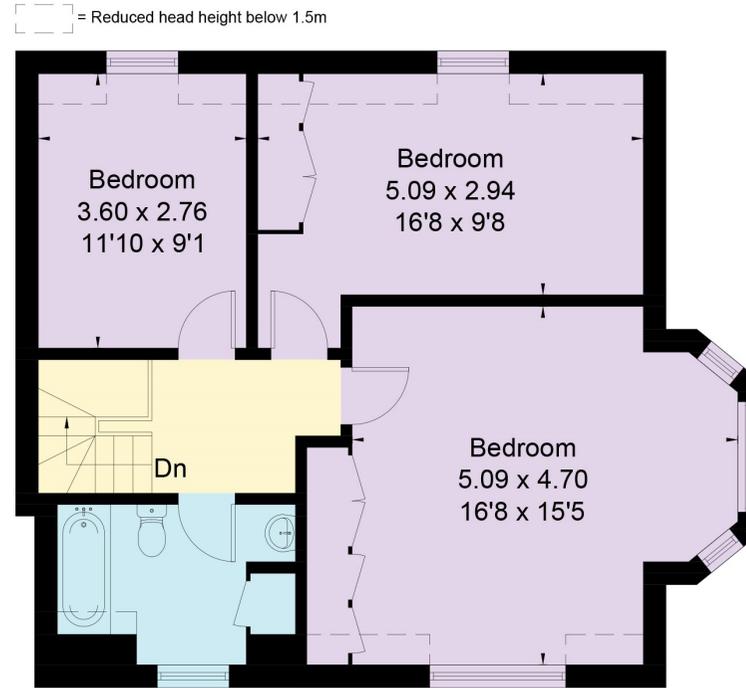




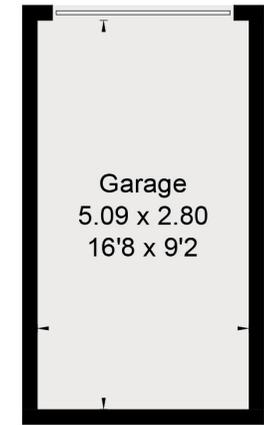
Approximate Floor Area = 127.8 sq m / 1376 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 142.1 sq m / 1530 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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)



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