



**Endeavour  
Evesham Road, Stow-on-the-Wold**

**Guide price £395,000**

A well appointed 3 bedroom semi-detached house with adaptable accommodation and beautiful gardens, set within walking distance of the town.



Moreton-in-Marsh 4 miles - Kingham 5 miles -  
Cheltenham 18 miles

## Endeavour Evesham Road Stow-on-the-Wold Gloucestershire GL54 1EJ

**A WELL APPOINTED 3 BEDROOM SEMI-DETACHED HOUSE WITH ADAPTABLE ACCOMMODATION AND BEAUTIFUL GARDENS, SET WITHIN WALKING DISTANCE OF THE TOWN.**

- Hall
- Sitting room
- Dining room
- Kitchen
- Utility/Study, Cloakroom
- 3 Bedrooms (one en-suite)
- Bathroom
- Garden
- Garage & Parking

**VIEWING** Strictly by prior appointment through



**Tel: 01451 830383**

### Directions

From Stow-on-the-Wold take the A424 (Evesham Road) towards Broadway. Endeavour will be seen after a short distance on the right hand side and opposite The Limes guest house.

### Location

Stow-on-the-Wold is an attractive market town with the parish church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hostelrys and a primary school.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school with its affiliated public Sports centre. There is also a secondary school at Chipping Campden. There are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) with regular services to London Paddington via Oxford and Reading.

Cheltenham, 18 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt and Literature, Music and Cricket festivals.

### Description

Endeavour is a semi-detached house built of reconstituted Cotswold stone under a tiled roof. It was built in 1961 and was formerly known as 1, Police Cottages. The present owner bought Endeavour in 2008 and during that time it has been lovingly looked after. It includes uPVC double glazed lockable windows and other improvements have been carried out including re-wiring and plumbing. There is also potential for extension, subject to any necessary planning consents. The garage has an electrically operated up and over door and access to the rear lobby.

The gardens at Endeavour are a particular feature and are planted with a wide variety of specimen shrubs, plants, heathers and specimen trees and have been well tended to produce a variety of colour throughout the year.

### Accommodation

Outside light, Covered entrance, Panelled front door.

### Staircase hall 10'10" x 6'2"

Incorporating the stairs to the first floor. Doorway to Sitting room and to Kitchen.

### Sitting room 12'4" x 11'6"

Wall mounted gas fired coal effect fire, four recessed ceiling spotlights, television point. Double glazed lockable window with opening casements overlooking the front garden.

Doorway to

### Dining room 11'1" x 10'6"

Four recessed ceiling spotlights, sliding double glazed door leading to the rear garden terrace. Doorway to Kitchen.



## Kitchen 11'1" x 8' overall

Incorporating an understairs storage cupboard. Stainless steel sink unit with single drainer and mixer taps set within a wide surround. Bosch Exxcell dishwasher, Beko below work surface refrigerator. Belling double oven with four ring gas hob and grill with extractor hood above flanked by eye level cupboards together with larder cupboard and door to side lobby with storage cupboard with hanging rail and shelving and door to rear garden.



## Cloakroom 5'8" x 2'8"

Low level w.c., corner wash hand basin with tiled splashback. Double glazed window.

## Utility room/Study 7'9" x 5'10"

Space and plumbing for washing machine, two pairs of eye level cupboards, double glazed window overlooking the rear garden.

From the staircase hall stairs lead to the first floor landing.

## Master Bedroom Suite

Comprising

### Bedroom 1 10'6" x 8'4"

Plus a built in wardrobe cupboard with hanging rail and shelving.

Sliding door to

### En-suite wet room 6'10" x 3'10"

Wall mounted Mira advance shower, wash hand basin, low level w.c. Wall mounted heater, extractor fan.

### Bedroom 2 10'10" x 10'2"

Built in wardrobe cupboard with hanging rail and shelving.

### Bedroom 3 7'10" x 8'6"

## Bathroom 6'2" x 6'

Matching white suite comprising panelled bath with hand grips and Mira Sport Max shower. Pedestal wash hand

basin, low level w.c, fully tiled walls.

## Outside

Endeavour is approached by a pair of five bar timber gates and a shared tarmacadam entrance drive which provides parking and leads to the attached single Garage 19'9" x 11'5" with an electrically operated up and over door, power and light, casement window and rear pedestrian door leading to the side lobby. Wall mounted Vaillant gas fired central heating boiler.

The front drive is flanked by gardens to either side planted with a great variety of shrubs, plants, bulbs and bushes and with a small lawned area.

A narrow access to the side of the garage leads to the rear garden which may also be approached from the side lobby or alternatively the dining room. There is a paved terraced area immediately abutting the house. Outside tap.

The gardens of Endeavour are a particular feature of the property and have been cultivated over many years and now include a great variety of plants, shrubs and bulbs. There is an oval lawned area with sundial and flanked by box hedging together with a variety of conical evergreen shrubs, variegated ivy's, cordylines and heathers. A path leads to the end of the garden where there is a timber garden seat looking back down the garden towards the house together with a timber shed 10' x 8'. In turn the garden is bordered by mature evergreen hedging.



## Services

Mains electricity, water, gas and drainage are connected to the property. **Please Note** We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

## Local Authority

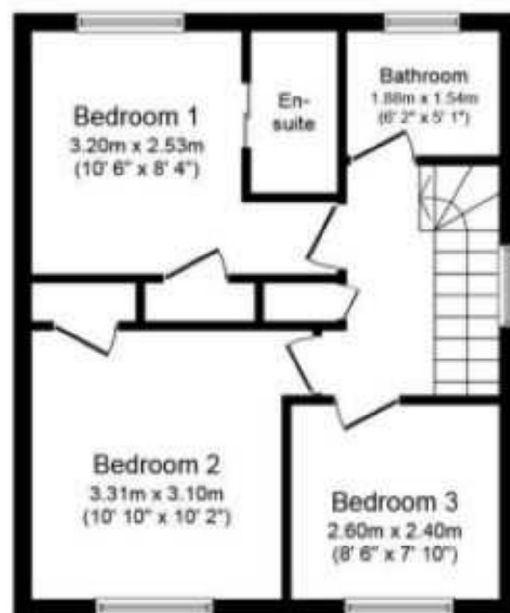
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000.

## Council Tax

Band D. Rates payable for 2020/2021 £1,893.45.



**Ground Floor**



**First Floor**



## Energy performance certificate (EPC)

1 Police Cottages Evesham Road Stow on the Wold CHELTENHAM GL54 1EJ		Energy rating <b>D</b>
Valid until 9 September 2030	Certificate number 8300-6221-4670-1370-4292	

**Property type**  
Semi-detached house

**Total floor area**  
96 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency>).

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