



The Park, Stow-On-The-Wold, GL54 1DX

Guide Price £400,000



Constructed from Cotswold stone, this four bedroom family home occupies a tucked away position just a short walk from the town amenities. The property benefits from a well-proportioned garden to the rear and offers scope to extend (subject to the necessary planning consents). The ground floor comprises of an entrance hall which leads through to sitting room, and a kitchen/breakfast room. Through the kitchen you have access to a pantry, utility room, downstairs WC, and a door to the rear garden. On the first floor there are four bedrooms, built in storage is in two of the bedrooms, and main bathroom. Other benefits include off road parking, double glazing throughout and gas central heating.

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

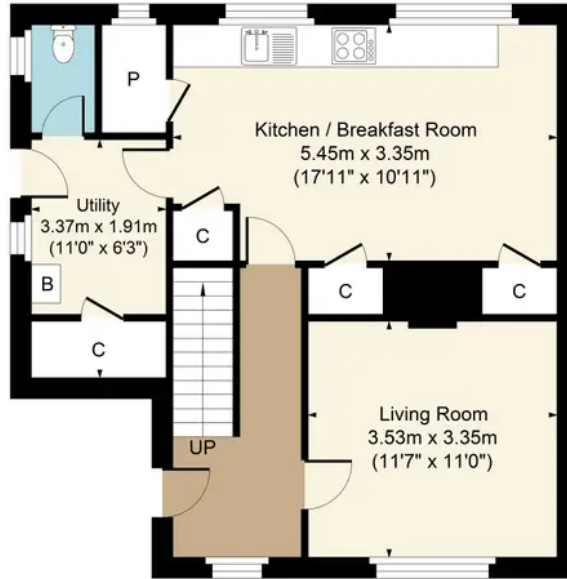
AGENTS NOTE S.157 Housing Act 1985 – This property formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

Stow on the Wold enjoys an elevated position in the centre of the north Cotswolds, offering a wide range of individual shops arranged around a central square composed almost entirely of old Cotswold stone properties, with several public houses, a library, police station and church. There is a primary school situated on the edge of the town and a wider range of amenities can be found within easy reach.

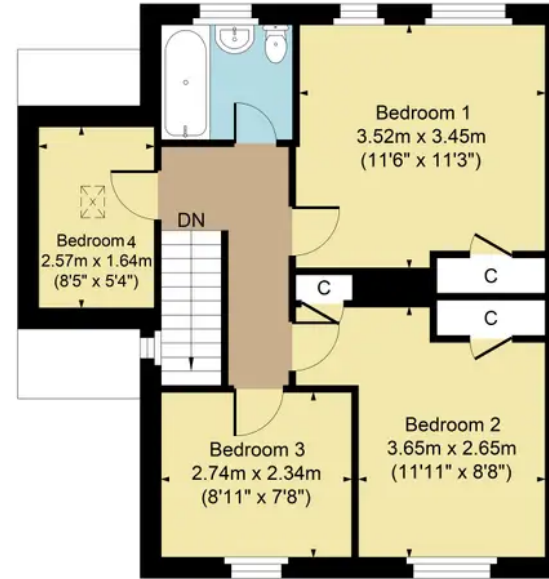




Main House Approx. Gross Internal Area:- 96.94 sq.m. 1043 sq.ft.
Total Approx. Gross Area:- 96.94 sq.m. 1043 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□ Denotes restricted head height
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