



HOLLY COTTAGE

STOW ON THE WOLD

GLOUCESTERSHIRE

Holly Cottage

Stow on the Wold, Gloucestershire

*Mileages. Cheltenham 18 miles, Cirencester 19 miles,
Burford 9 miles, London 85 miles, Rail Stations to London
Paddington: Kingham Station 3 miles (approx 90 minutes).
(all mileages approximate)*

A charming renovated Cotswold stone cottage situated in the popular town of Stow on the Wold

- Sitting Room
- Kitchen/Dining Room
- 2 Bedrooms
- Bathroom
- Enclosed walled courtyard Garden

DESCRIPTION

Holly Cottage is a charming terraced cottage on Sheep Street, which is believed to date back to the 17th Century. The accommodation is arranged over two floors and the property is constructed of Cotswold stone under a tiled roof. Recently renovated with a new kitchen, bathroom and new appliances. The property further benefits from new double glazed windows and door to the front and new carpets throughout. The owner has sympathetically retained the period features, including the open fireplace in the sitting room and window seat, the original period fireplace in the master bedroom and flagstone floor in the kitchen and dining area. An ideal lock up and leave, with a small low-maintenance courtyard garden.

SITUATION & AMENITIES

The popular town of Stow on the Wold sits on the edge of the Cotswolds, and is within a Conservation area and an Area of Outstanding Natural Beauty. The town itself provides every day shopping and business needs including a large supermarket and is also a popular centre for antiques. The area is well catered for with excellent hotels and restaurants. The larger commercial centres of Oxford and Cheltenham both provide further recreational, educational and shopping facilities. The renowned Daylesford Organic Farm Shop is situated about 2 miles away. There are an excellent range of educational facilities in the area.



There are regular local bus services to Cheltenham, Cirencester, Bourton-on-the-Water and Moreton-in-Marsh. Kingham Station provides a direct rail service to London Paddington and there is access to both the north and London via the A40 with connections to the M40 at Oxford.

ACCOMMODATION

GROUND FLOOR

Wooden front door with three window lights. **Sitting Room** Cotswold stone fireplace, stone hearth and exposed beam above. Window seat with fitted cupboard below. **Kitchen/Dining Room** Fitted range of cupboards above with integrated ceramic hob, extractor fan, fridge, freezer, washer/dryer and dishwasher. Stainless steel round sink with chrome mixer taps. Solid maple worktops and splash-back. Original flagstone floor. USB charger socket. Glazed door leads to the courtyard garden.

FIRST FLOOR

Stairs up to the landing. **Master Bedroom** Window seat with cupboard below, which houses the alarm system. Period feature fireplace and ceiling rose with chandelier. **Guest Bedroom** Window to rear. Both bedrooms are hard wired for tv and satellite points. **Bathroom** Corner bath with mixer taps and shower over. WC, handbasin with tiled splash back. Mirrored cupboard door. Heated towel rail. Tiled floor. Velux roof light.

OUTSIDE

There is a small courtyard garden to the back of the property, enclosed by a high Cotswold stone wall, with wooden trellis and climbers. The secluded courtyard is only accessed from the door to the kitchen. The courtyard garden provides room for additional outside entertaining and still features the original old washhouse fireplace.

SERVICES

Mains water, electricity, drainage and gas. Telephone (subject to BT regulations) Broadband available in Stow on the Wold. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings excluded. Some may be available by separate negotiation if required.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.
Telephone: 01285 623 000

COUNCIL TAX BAND C

VIEWING

Please telephone Butler Sherborn, Stow on the Wold Office
T 01451 830731 or The London Office T 0207 839 0888.
E stow@butlersherborn.co.uk





DIRECTIONS (GL54 1AA)

From the Fosseway A429 in Stow-on-the-Wold take the turning signed to Chipping Norton and Oxford onto the A436. Holly Cottage (7 Sheep Street) is on the left handside.

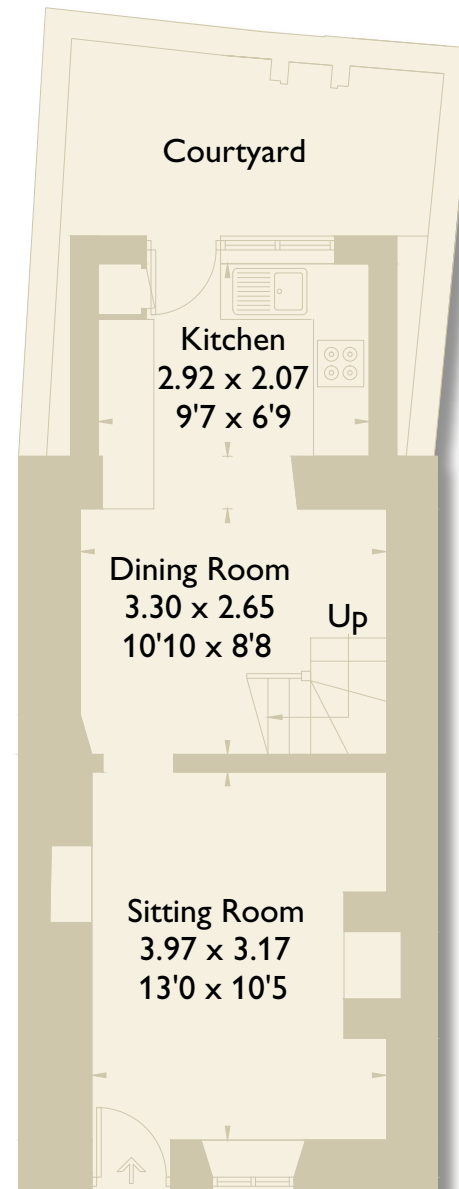
DISCLAIMER

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken and particulars written March 2016

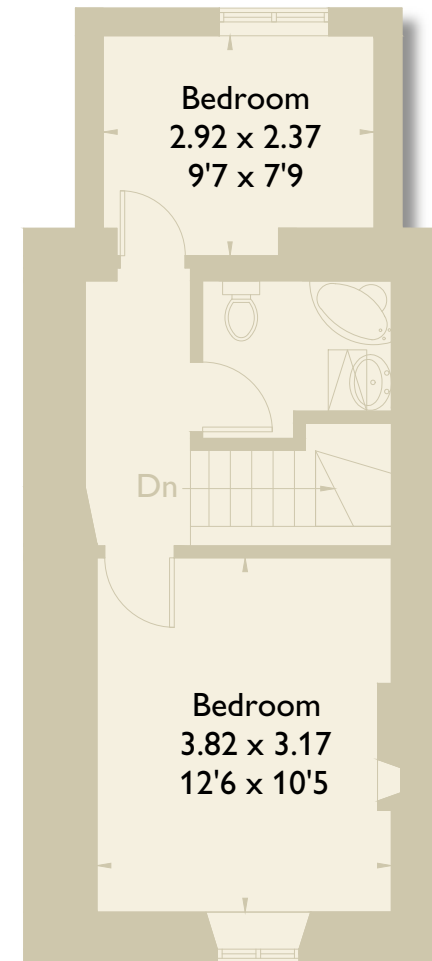


Butler Sherborn, Stow-on-the-Wold office:
Parklands House, Park Street, Stow-on-the-Wold,
Gloucestershire GL54 1AQ
T (01451) 830731 E ben@butlersherborn.co.uk
www.butlersherborn.co.uk

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft



IN
Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		