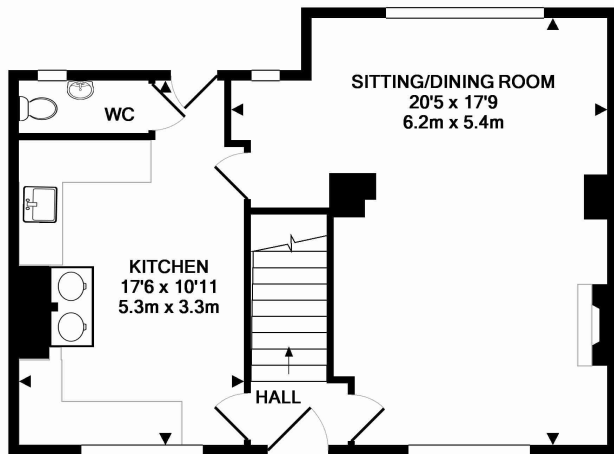
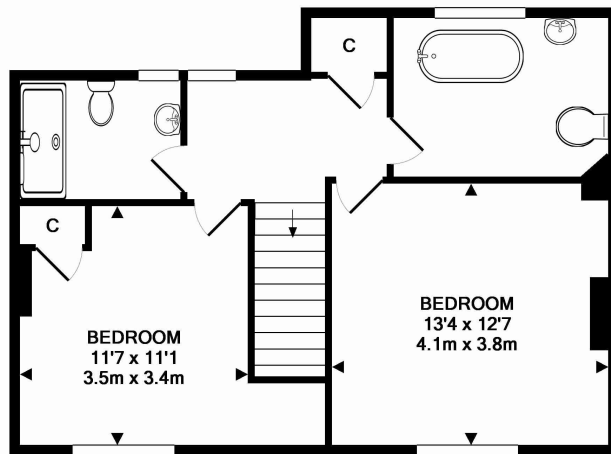




MANOR FARM COTTAGES, STOW ON THE WOLD



GROUND FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1045 SQ.FT. (97.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2 MANOR FARM COTTAGES, NETHER SWELL, STOW ON THE WOLD, GL54 1JZ
GUIDE PRICE £520,000 FREEHOLD

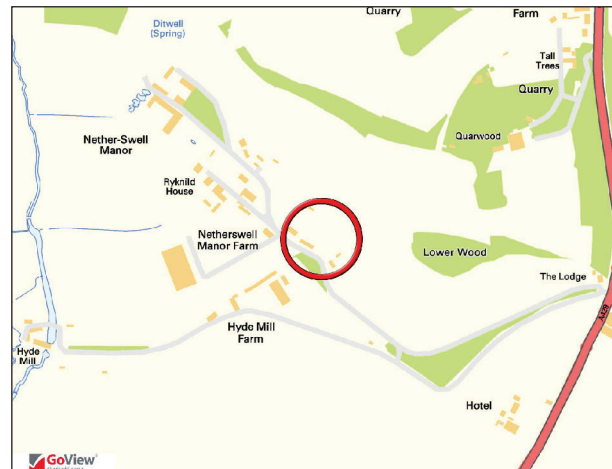
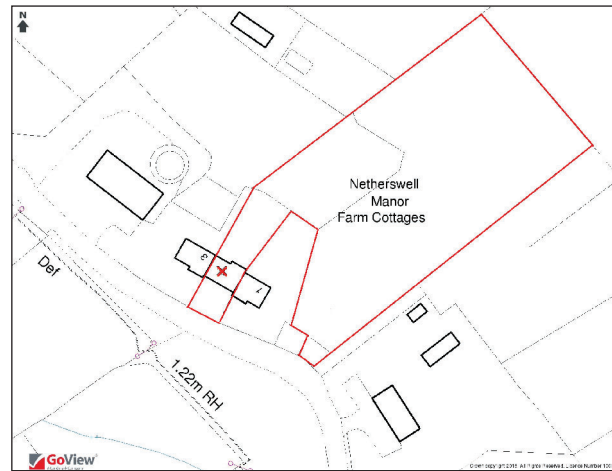
- Grade II listed cottage
- 2 double bedrooms
- Sitting/dining room
- Shower room
- Wood burning stove
- Bathroom
- Kitchen/breakfast room
- Gardens/views
- Cloakroom
- Orchard/paddock/parking

Set within an Area Of Outstanding Natural Beauty and designed by the noted architect, Guy Dawber, this charming property is approached down a long private drive and situated in a tranquil setting with attractive mature gardens, an orchard and a paddock. Accommodation includes a kitchen/breakfast room and sitting/dining room on the ground floor and 2 double bedrooms and 2 bathrooms on the first floor. The orchard and paddock can be accessed from the bottom of the garden via a leafy path, giving the property a beautiful feeling of space and tranquility, and also via a five bar gate from the off road parking . 2 Manor Farm Cottages would serve well as either a permanent residence or a weekend retreat. The property has also previously been an award winning holiday cottage. All in all, the plot is just over 1 acre.



Stow-on-the-Wold provides excellent local facilities including shopping, banking, educational and social and there is a supermarket on the outskirts of town. Further local facilities include theatres at Chipping Norton, Stratford upon Avon and Oxford, racing at Cheltenham, Warwick and Stratford and golf at Broadway, Burford and Naunton. There is an excellent rail link from Moreton-in-Marsh (5 miles) and Kingham (6 miles) providing service to London Paddington

' CHARMING GRADE II LISTED COTTAGE SITUATED WITHIN THE ORIGINAL GROUNDS OF NETHER SWELL MANOR '



FURTHER INFORMATION

The property is Grade II Listed.

The property is in an Area of Outstanding Natural Beauty.

Services: Mains electric, water and gas. Private drainage. Gas central heating. Under floor heating in kitchen and bathrooms.

Local Authority: Cotswold District Council

Council Tax Band: F : £2168.95 2016/17

These sales details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute part of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.



CONTACT

Flowers Estate Agents

The Lantern
41c Oxford Street
Woodstock
OX20 1TJ

01993 627766

woodstock@flowersestateagents.com

Butler Sherborn

Parklands House
Park Street,
Stow-on-the-Wold,
GL54 1AQ

01451 830731

butlersherborn.co.uk

stow@butlersherborn.co.uk

Butler
Sherborn

FLOWERS
ESTATE AGENTS