

# HARTWELLS

STOW ON THE WOLD • GLOUCESTERSHIRE





# Hartwells

Digbeth Street, Stow on the Wold,  
Gloucestershire

*This two bedroom cottage is wonderfully located in the Cotswolds for London-based buyers. The perfect lock and leave, with the added potential of significant letting potential. Stylish and ready to move into.*

## A stylish Grade II Listed townhouse

- Kitchen
- Sitting Room
- Dining Room
- Drawing Room
- Utility Room
- Cloakroom
- Master bedroom Suite
- Bedroom 2 with en-suite shower room
- Courtyard

### SITUATION AND AMENITIES

The popular town of Stow on the Wold sits on the edge of the Cotswolds, and is within a Conservation area, and the Cotswold Area of Outstanding Natural Beauty. The town itself has unique boutiques, gourmet cafes and restaurants as well as every day shopping facilities including a large supermarket, all within walking distance. The larger commercial centres of Oxford, Cheltenham and Stratford Upon Avon provide further recreational, cultural and shopping facilities. The renowned Daylesford Organic Farm Shop is situated about 2 miles away. There is easy access to a network of footpaths offering wonderful walking and a wealth of renowned pubs and restaurants, all of which have made this area of the Cotswolds so sought after.

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.





## DESCRIPTION

Thought to be one of the oldest buildings in Stow-on-the-Wold, Hartwells has been renovated to a high standard with high quality fittings throughout, complementing original features including lime wash beams, exposed Cotswold stonework, flagstone flooring and an original Inglenook fireplace.

This stylish and entirely unique townhouse offers very good entertaining space with three reception rooms and two lovely bedroom suites on the first floor. Ideally suited as weekend base in the Cotswolds to lock up and leave, it would also make a superb holiday let.



## HOLIDAY LETTING

“Set in the heart of Stow, one of the best towns in the Cotswolds, Hartwells is an ideal bolt hole for a second home / holiday let.

Inside, the recent renovations have cleverly highlighted the character features whilst adding that ‘contemporary, magazine style twist’ that many of our guests look for. The two en-suite bedrooms make it suitable for couples or a family.

We believe that the cottage would generate approximately £25 - £30k gross revenue, given the standard of finish and our knowledge and experience of similar cottages”.



## Manor Cottages

	Week	Short break
Low	£550	£412
Mid	£725	£542
Summer	£905	£677
Xmas	£1,050	£786

## ACCOMMODATION

The front door opens into a fully fitted **Kitchen** with marble worktops and free standing 6 ring gas cooker and fridge, integrated freezer and dishwasher.

**Sitting Room** with double height ceiling and painted wood panelled walls and wooden floor. **Utility Room** with fitted units and space and plumbing for appliances. Stable door leads out to the side courtyard. **Drawing Room**, with original flagstone flooring, under stairs cupboard, inglenook fireplace with wood burner, stone mullion window with window seat. Archway leads through to inner hall way with stone steps down to the **Dining Room** with wooden flooring and exposed stone walls. **Cloakroom** with feature tiled flooring.

**Master Bedroom Suite** with **Dressing Area** with built in wardrobes. **En-suite Bathroom**, with fitted bath. From the dressing room steps lead down to the main bedroom, with wooden flooring and window to front. **Bedroom 2** with fitted wardrobes, window to front, wooden flooring and feature fireplace. **En-suite Shower Room**, with shower, tiled flooring and walls.

## SERVICES

Mains water, electricity, drainage and gas. Gas central heating. 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

All items mentioned in these particulars are included in the sale.







### LOCAL AUTHORITY

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

### VIEWING

Please telephone Butler Sherborn, Stow on the Wold Office  
T 01451 830 731 or The London Office T 0207 839 0888.  
E [ben@butlersherborn.co.uk](mailto:ben@butlersherborn.co.uk)

### DIRECTIONS (GL54 1BN)

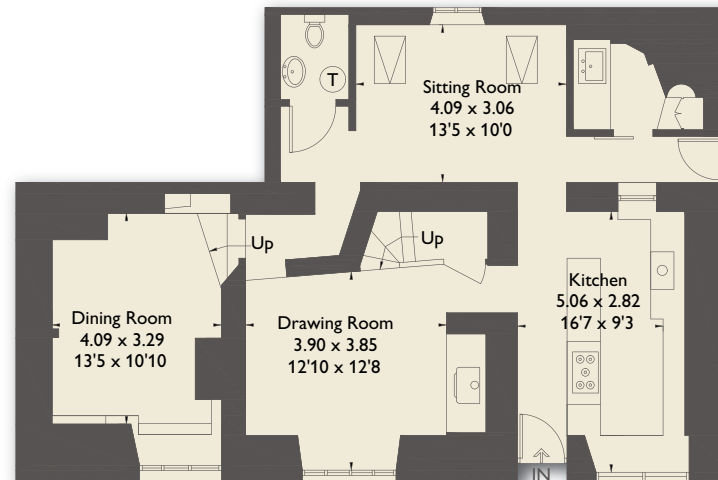
From the main square, take a short walk down Digbeth Street,  
Hartwells is on the left hand side opposite New England Coffee House.

**Mileages:** Cheltenham 18 miles, Cirencester 19 miles, Stratford Upon  
Avon 21 miles, Burford 9 miles, London 85 miles, Rail Stations to  
London Paddington: Kingham Station 3 miles (approx 90 minutes).  
(All mileages approximate)

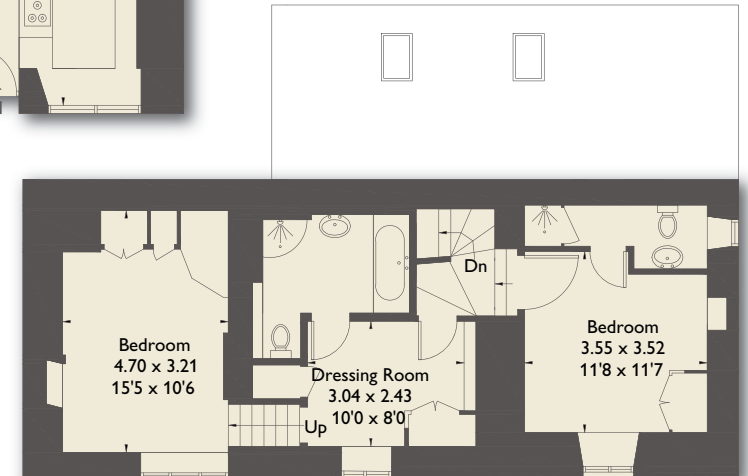


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Approximate Gross Internal Area  
143.1 sq m / 1540 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 193274

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

### DISCLAIMER

1. 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. 2. Neither Butler Sherborn, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

Photographs taken: July 2017. Particulars written: August 2017.