

1 THE MEWS

UNION STREET, STOW-ON-THE-WOLD, GLOUCESTERSHIRE



A well-presented handsome cottage with an annex, enclosed garden and parking, tucked away in the town of Stow on the Wold

Ground Floor: Garden Room • Sitting Room with fireplace • Kitchen/Breakfast Room

First Floor: Main bedroom with adjoining Bathroom Guest Bedroom • Shower Room

Second Floor: Kitchen/Sitting/Dining Area • Bedroom 3 with adjoining Shower Room • Mezzanine with ladder

Outside: Enclosed rear Garden • Parking Set In just under 0.07 Acre



Stow-on-the-Wold Office

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DESCRIPTION

1 The Mews is a delightful Cotswold stone cottage set in an excellent position in the town of Stow on the Wold. This cottage is very deceptive, with just over 1,500sq ft of beautifully presented living space, complemented by a versatile annex ideal for an independent older child, visiting guests, or a dedicated home office.

At the heart of the cottage is a superb garden room, connecting indoor and outdoor living, opening onto charming terraces and a private parking area.

Inside, the cosy sitting room is filled with character, featuring a wood-burning stove set within a traditional fireplace, exposed Cotswold stone and beams, and a tiled floor. The kitchen is both elegant and functional, equipped with integrated appliances, a breakfast bar, and the option to purchase the dual-fuel range if desired.

Upstairs, the principal bedroom has a vaulted ceiling showcasing exposed 'A' frame beams and an adjoining bathroom. The second bedroom also with vaulted ceilings overlooks the rear garden. The upstairs benefits from a family bathroom.

The garden offers a wonderful escape from town life, there is a mature magnolia tree and a border of hydrangeas create a picturesque setting, while the wooden decked terrace leads up to a gravelled upper garden. Enclosed by Cotswold stone walls and elegant double wooden gates, the outdoor space also features three raised beds with pleached trees, seasonal flowers, and fragrant lavender, as well as a wooden shed for storage.

The annex is a delightful self-contained space, complete with a kitchenette, oven, hob, and space for a fridge and tumble dryer. The bedroom area enjoys double-height ceilings, with a wooden step ladder leading to a mezzanine level. Outside, a rose-clad pergola shades a charming, paved terrace, perfect for relaxing.



Set just off Union Street near Well Lane, 1 The Mews enjoys a prime location within walking distance of Stow's many amenities, including independent shops, cafés, traditional pubs, and essential services such as the doctor's surgery and vet. The area is well-served by excellent schools, with a primary school in Stow-on-the-Wold and the renowned Cotswold School in Bourton-on-the-Water for secondary education. This popular town sits on the edge of the Cotswolds and is within a Conservation Area and an Area of Outstanding Natural Beauty.

Agent's Notes: 1 The Mews is a to be private dwelling. A restriction is in place preventing the operation of the property as a business, which includes running a holiday let. The shared gravelled access requires both parties to contribute to the maintenance.

SERVICES

Mains water, drainage, electricity, and gas. Annex has underfloor heating and its own gas boiler. Broadband connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX. Tel 01285 623000. www.cotswold.gov.uk

COUNCIL TAX: Council Tax band for the cottage is at Band D and the Council Tax band Annex is Band A.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

EPC

1 The Mews: Rating C
The Annex: Rating B

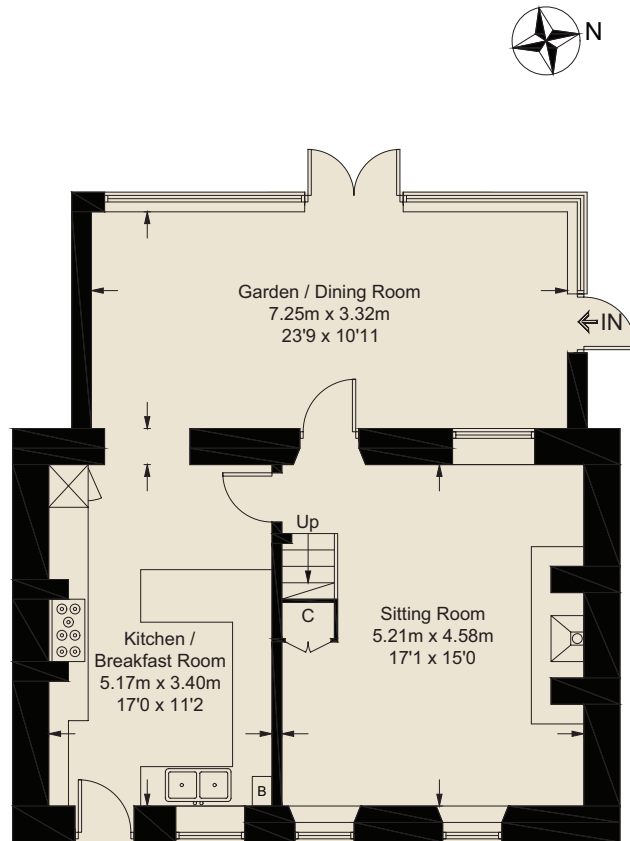
VIEWING

Please telephone Butler Sherborn:

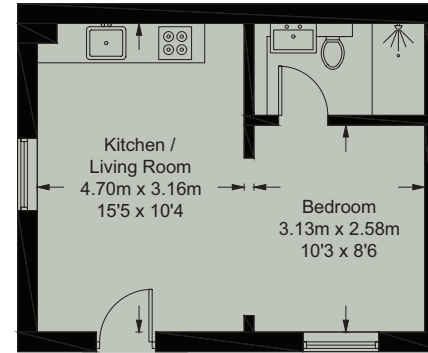
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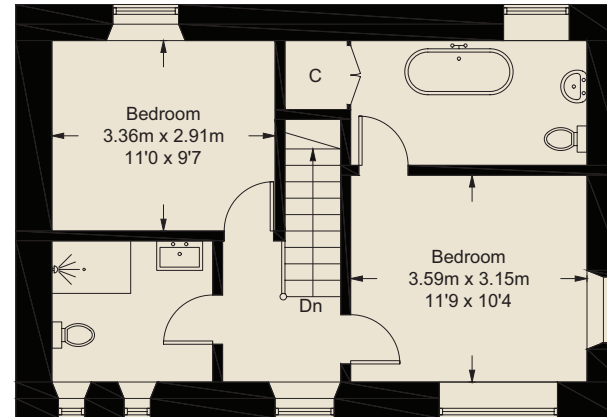
1 The Mews, Union Street, Stow on the Wold, GL54 1BU



Ground Floor
71.0 sq m / 764 sq ft



Annexe (Not Shown In Actual Location / Orientation)



First Floor
42.4 sq m / 456 sq ft

Approximate Gross Internal Area = 113.4 sq m / 1220 sq ft

Annexe = 27.9 sq m / 300 sq ft

Total = 141.3 sq m / 1520 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1167430)

DIRECTIONS (GL54 1BU)

From the Butler Sherborn office continue up Union Street. 1 The Mews, is on the left hand side, (after the right turn to East View) set on the right, with two large wooden gates.

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Pubs



The Old Butchers 0.1 mile
The Wild Rabbit Kingham 5.3 miles
The Fox Oddington 2.7 miles

Schools



Stow on the Wold Primary School 0.3 mile
Cotswold Academy 3.8 miles
Kingham Hill 5.4 miles

Train station



Kingham Station 5.5 miles
Moreton in Marsh station 4.6 miles

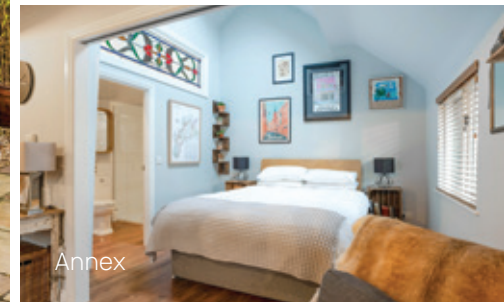
Members Clubs



Soho Farmhouse 16.3 miles
Daylesford Organic, Spa and Bamford 3.7 miles

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