



HAYMAN-JOYCE

SOUTH HILL LODGE

STATION ROAD
STOW ON THE WOLD
CHELTENHAM
GLOUCESTERSHIRE
GL54 1JU

LATE VICTORIAN FAMILY
HOME WITH FABULOUS VIEWS,
ON THE EDGE OF
STOW-ON-THE-WOLD.

SITUATION

Popular North Cotswold Market Town with a good selection of shops and amenities, including a Tesco supermarket and various pubs and restaurants. The award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford' is about 4 miles away. The Members' Club, Soho Farmhouse, is about 17.5 miles away.

Local bus services, and train services to London Paddington from both Kingham and Moreton-in-Marsh (4 miles).

Other larger towns within easy reach are Cirencester (19 miles), Cheltenham (18) and Oxford (30.5).

Guide Price £835,000
No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk







THE PROPERTY

- South Hill Lodge is a highly attractive detached late Victorian family home, built approximately 1890
- Extensively modernised and extended to a high standard by the current owners, the property is beautifully situated on the edge of Stow, within easy distance of many local amenities, and enjoying incredible far-reaching countryside views
- The overall accommodation is highly impressive, particularly on the ground floor, with a substantial rear extension, creating a generous dual-aspect family room with bi-fold and French doors opening to the terrace, with two further French doors, and a large kitchen/breakfast room off
- The good-size entrance hall connects to all the ground floor accommodation, and has an enclosed stairwell leading to the basement cellar/plant room, offering a number of uses
- The bright family room has a central stone-built fireplace with an oak mantel and slate hearth, incorporating a cast-iron gas burner, and bi-folding glazed doors and two French doors opening to the landscaped rear gardens, and a further set of French doors
- Off the family room is the fabulous well-appointed kitchen/breakfast room, with an excellent selection of wall and floor units, incorporating several built-in appliances including two Neff ovens, separate grill and warming drawer, Amica upright fridge/freezer and Bosch dishwasher, Neff four-ring gas hob with stainless-steel extractor hood above, and Corian work surfaces with inset sink. The breakfast area has a number of useful floor-to-ceiling storage cupboards, and French doors leading to the terrace
- Off the inner hall is a utility room offering a further range of wall cupboards, wall-mounted gas boiler, laminated work surface with space and plumbing for a low-level freezer, washing machine, tumble dryer and recess for a upright fridge-freezer, and a shower room consisting of a walk-in shower with mains-operated shower over, mono-bloc vanity sink and low level wc
- The separate formal dining room enjoys a dual-aspect, with a large bay window and the original open fireplace with cast-iron/tiled inserts, wood surround and marble hearth
- The through study/snug is also a good-size, with a large panelled window to the front aspect, decorative fitted wooden shelving with cupboard below, stone-built fireplace with oak wooden mantel. A connecting door leads to the enclosed stairwell to the first floor and an external door giving access to the side passage to the rear garden
- To the first floor, the 18' x 12' principal bedroom is particularly impressive, with far-reaching countryside views, an excellent range of fitted wardrobe cupboards, fitted downlighters, access to loft space above and an adjoining contemporary fitted shower room, consisting of a walk-in double shower with mains-operated shower over, mono-bloc vanity sink and concealed wc
- Bedroom two has the benefit of an adjoining en-suite shower room consisting of an enclosed shower cubicle with mains-shower over, concealed wc, vanity wash-hand basin, as well as a wall-mounted heated towel rail, tiled flooring and roof light
- The double third bedroom, offers a good selection of double wardrobes with storage cupboards above and integrated chest of drawers/window seat, as well as the original cast-iron fireplace

- The main family bathroom offers a P-shaped panelled bath with shower over, vanity wash hand basin and concealed wc
- EPC – Band D

OUTSIDE

- The stunning west-facing rear garden has idyllic views of open countryside and is mainly laid to lawn, with a wraparound terrace, leading to an additional section of patio, with access to the wooden garden shed with open canopy, and well-stocked planting beds. A gated side access leads to the front driveway, as well as a small brick-built outbuilding situated at the end of the side passage leading to the external side door to the house, all enclosed by hedgerow and low retaining Cotswold-stone walling
- The front garden is predominantly block-paved, providing off-street parking for two/three vehicles, and is enclosed by a high hedgerow and large wooden double gates, providing a high degree of privacy

DIRECTIONS

- As you leave Stow-on-the-Wold heading south on the A429 (Fosse Way) the entrance to the property will be found on the right opposite the Beechwood Park development
- what3words: gaps.lengthen.mocked

SERVICES

- Main water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 52.9 Mbps if the provider is BT

OUTGOINGS

- Council tax – band G; Tax payable for 2026/27 - £4,098.97
- The property has been marked with an improvement indicator. Therefore, the council tax band may be reviewed and could increase following the sale of the property

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

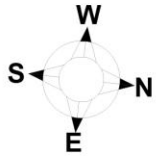
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01608 651188

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IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





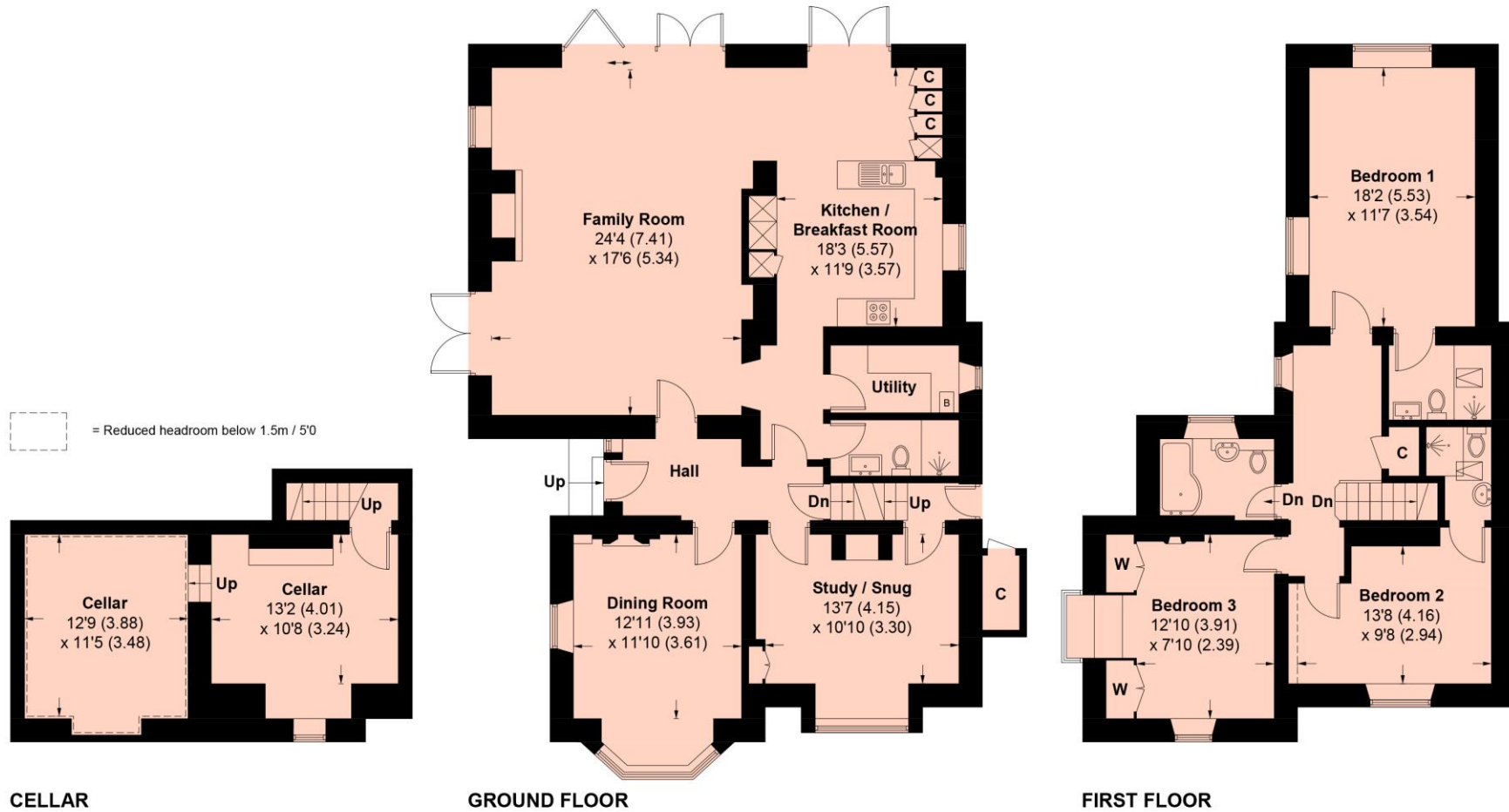
South Hill Lodge, Station Road, Stow-on-the-Wold, GL54 1JU

Approximate Area = 199.7 sq m / 2149 sq ft

Cellar = 34 sq m / 366 sq ft

Total = 233.7 sq m / 2515 sq ft

For identification only - Not to Scale



HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
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