



HAYMAN-JOYCE

IVY COTTAGE

CAMP GARDENS
STOW ON THE WOLD
CHELTENHAM
GLOUCESTERSHIRE
GL54 1DQ

TRULY AWE-INSPIRING VIEWS
ARE ONE OF THE MANY
ATTRIBUTES OF THIS SUPERBLY-
PRESENTED SEMI-DETACHED
COTTAGE.

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 £750,000

HAYMAN - JOYCE

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







THE PROPERTY

- Beautifully positioned semi-detached cottage offering outstanding views of the Evenlode Valley, well situated in a no-through lane on the edge of Stow-on-the-Wold, with many local amenities and good schooling within easy reach
- Of particular note is the long and landscaped front south-facing gardens, being predominantly laid to lawn, with a large terrace to the immediate front of the cottage, with gated access to the rear raised composite decked area with commanding countryside views. The front garden has a paved path leading from the front door to the detached double garage and gravelled driveway, with raised well-stocked planting beds, and steps down to a lower private terrace with further raised bedding. There is also a garden room backing onto the good size garage, providing the ideal home office/studio with light and power
- Back to the cottage, the deceptively spacious ground floor accommodation has much to offer, with a stunning kitchen, sitting room, separate family room and sunroom with adjoining downstairs cloakroom. The kitchen offers a good selection of high-quality wall and base units with open shelves with baskets, separate plate rack, wooden work surfaces, a fitted Stove oven and integrated hob with stainless-steel extractor hood over, inset ceramic one and a half bowl sink unit, as well as a fitted glass display cabinet, integrated wine rack and fitted open shelving. The kitchen is complemented by several original period features including the fireplace with large oak mantel and fitted cast-iron range and exposed ceiling beams
- Open to the kitchen/breakfast room, is the cosy sunroom with its fully glazed rear window providing truly inspiring views of the surrounding Evenlode valley, with an integrated desk unit, exposed painted stone walls, and access to the downstairs cloakroom
- The charming snug is a very inviting space with an original floor-to-ceiling stone fireplace with stone hearth and cast-iron wood burner, exposed ceiling beams, decorative wall lighting and an attractive window seat
- Across the kitchen, is the spacious sitting room with a stone-built feature fireplace, exposed ceiling beams, large patio doors to both the front and rear, with the rear doors providing access onto the amazing raised decking overlooking the surrounding pastureland and the countryside beyond. The decking has contemporary glass balustrades, outside taps and electrical points, and with provision for a hot tub
- The principal bedroom is situated above the sitting room, with ample space for wardrobes and an adjoining contemporary bathroom with a tongue and groove panelled bath with rain-shower over, with stunning views as you shower
- The two further double bedrooms are accessed via the snug, with both bedrooms having the benefit of vaulted ceilings, with additional features such as exposed ceiling beams, original fireplace, a mixture of fitted wardrobe cupboards and a mezzanine storage area

- Both bedrooms are serviced by the contemporary family bathroom with panelled double-ended bath with mains-operated shower over, useful airing cupboard and separate cupboard providing space and plumbing for a washing machine
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,000 pcm

DIRECTIONS

- From Moreton-in-Marsh head south for 4 miles and on reaching Stow-on-the-Wold after the second set of traffic lights turn left signposted 'Town Centre'
- Take your next left into Parsons Corner following the road into Well Lane, go round the 90-degree bend and after a short distance turn left into Camp Gardens
- Ivy Cottage is the first cottage on the left after the new homes
- what3words: encroach.upholding.ramps

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Underfloor heating to the kitchen and bathrooms
- Average broadband speeds advertised within this postcode are up to 67.2 Mbps if provider is BT

OUTGOINGS

- Council tax – band C
- Tax payable for 2024/25 - £2,000.64

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

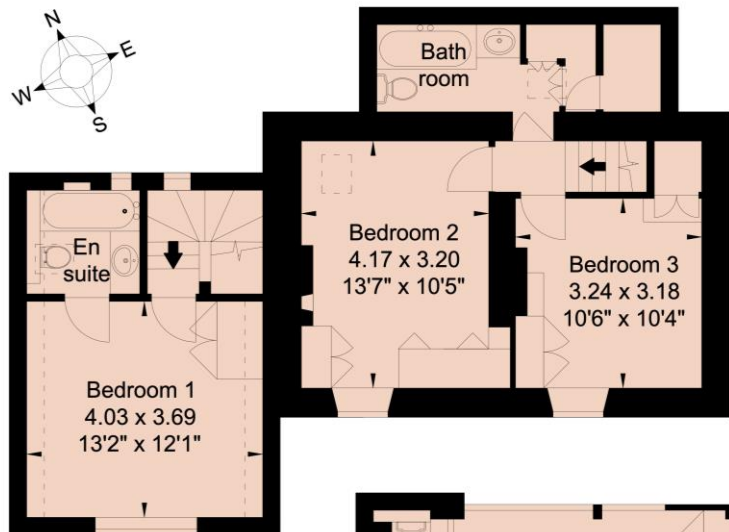
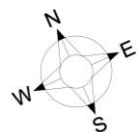
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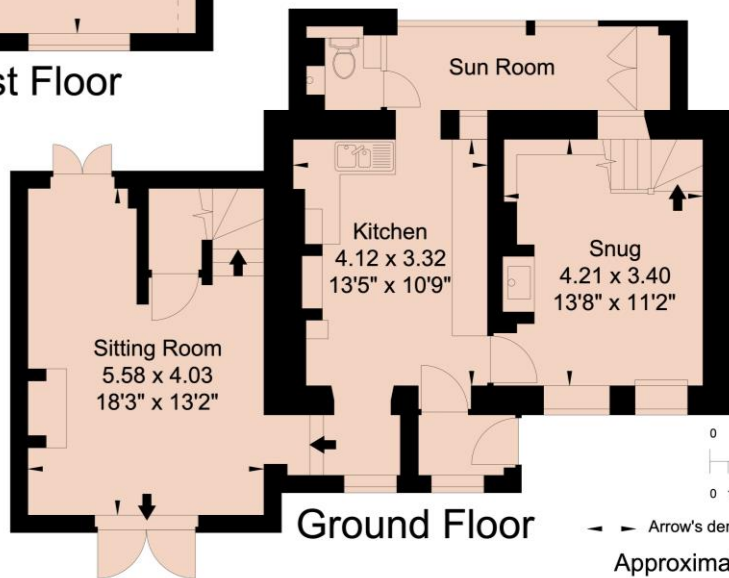
IMPORTANT NOTICE

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.



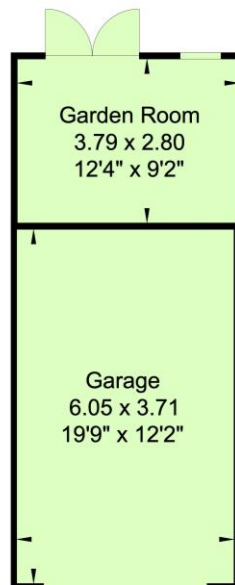


First Floor



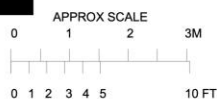
Ground Floor

Denotes restricted head height



Outbuildings

not shown in actual location/ orientation



Arrow's denote extent of measurements shown.

Approximate Gross Internal Floor Area

House: 134 sq m (1,442 sq ft)

Outbuildings: 33 sq m (356 sq ft)

Total: 167 sq m (1,798 sq ft)

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This plan is for guidance only and must not be relied upon as a statement of fact.

Ivy Cottage
Stow-on-the-Wold



HAYMAN-JOYCE

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