



HAYMAN-JOYCE



# THE OLD POLICE COTTAGE

EVESHAM ROAD  
STOW ON THE WOLD  
CHELTENHAM  
GLOUCESTERSHIRE  
GL54 1EJ

STYLISH AND SUPERBLY  
PRESENTED EXTENDED FAMILY  
HOME WITH COTTAGE STYLE  
GARDENS AFFORDING A GOOD  
DEGREE OF PRIVACY.

## SITUATION

Popular North Cotswold Market Town with a good selection of shops and amenities, including a Tescos supermarket and various pubs and restaurants

The award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford' is about 4 miles  
The Members' Club, Soho Farmhouse, is about 17.5 miles  
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 £500,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh  
Gloucestershire  
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01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)





## THE PROPERTY

- Stylish and highly individual extended 1960's three-bedroom property, formerly the police house, renovated and modernised to a high standard by the current owners, with beautifully landscaped front and rear gardens affording a high degree of privacy, and off-street parking for three vehicles
- The property offers an abundance of natural light, particularly in the dining/family room, where the owners have created a large picture window, providing magnificent views of the cottage-style gardens. Further light is created through fully glazed internal and external doors and a vaulted ceiling with twin Velux windows
- The hall is of a good size, with oak wooden floor and the original exposed wooden staircase with understairs storage
- The cosy sitting room offers lovely, secluded views of the front garden, and has fitted recessed shelving, ceiling downlighters and a seagrass carpet
- The dining/family room is particularly impressive, with its large picture window and separate sliding patio doors flooding the room with plenty of natural light. There is also the wonderful feature of a bespoke oak wooden fixed bench with storage forming part of the dining space, further complemented by a seagrass carpet and contemporary vertical radiator
- The kitchen extension has distinctive plywood wall and base units, a fully vaulted ceiling with rooflights and attractive cork tiled floor. There are several built-in Bosch appliances such as a dishwasher, stainless-steel electric oven and halogen four-ring hob, as well space for an upright fridge-freezer. A fully glazed door leads onto the gravelled terrace and an adjoining internal door leads to an inner lobby with downstairs cloakroom with low-level wc, pedestal wash-hand basin, with attractive cork tiled floor and part tongue and groove panelling
- Off the inner lobby, is access to the integral single garage with space and plumbing for a washing machine, and wall-mounted combination gas boiler
- On the first floor, the generous landing connects to all three bedrooms and the superbly presented family bathroom
- The principal double bedroom has built-in wardrobe cupboards
- Two further bedrooms, one also with built-in wardrobe cupboard
- The family bathroom is well-appointed with a panelled bath with brushed brass rain-shower over, concealed wc and floating wash-hand basin, also with brushed brass fittings
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,750 pcm

## OUTSIDE

- The pretty manicured cottage-style north-east facing rear garden is mainly laid to lawn, and has an abundance of mature well-stocked beds and borders, and a full width gravelled area with railway sleepers bordering the lawn, the whole affording a great deal of seclusion

- A central gravel path leads to a solid oak pergola with space for a garden table and chairs, and a large wooden shed (the vendors have planning permission for a larger outbuilding, if required – Application Ref: 24/01474/FUL)
- The well-established front south-west facing garden has a small area of lawn and a number of mature trees and shrubs, creating plenty of privacy
- The drive provides parking for three vehicles and leads to the single garage with up-and-over electric door, sink unit with cupboard under, and gas boiler

## DIRECTIONS

- From Moreton-in-Marsh head south for 4 miles and on reaching Stow-on-the-Wold at the second set of traffic lights turn right onto the A424
- After approx. 200 yards the cottage will be found on the right
- what3words: sake.stables.linguists

## SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.3 Mbps if provider is BT
- EPC Band D

## OUTGOINGS

- Council tax – band D
- Tax payable for 2025/26 - £2,356.09

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

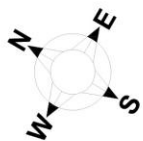
H A Y M A N - J O Y C E  
01608 651188

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### IMPORTANT NOTICE

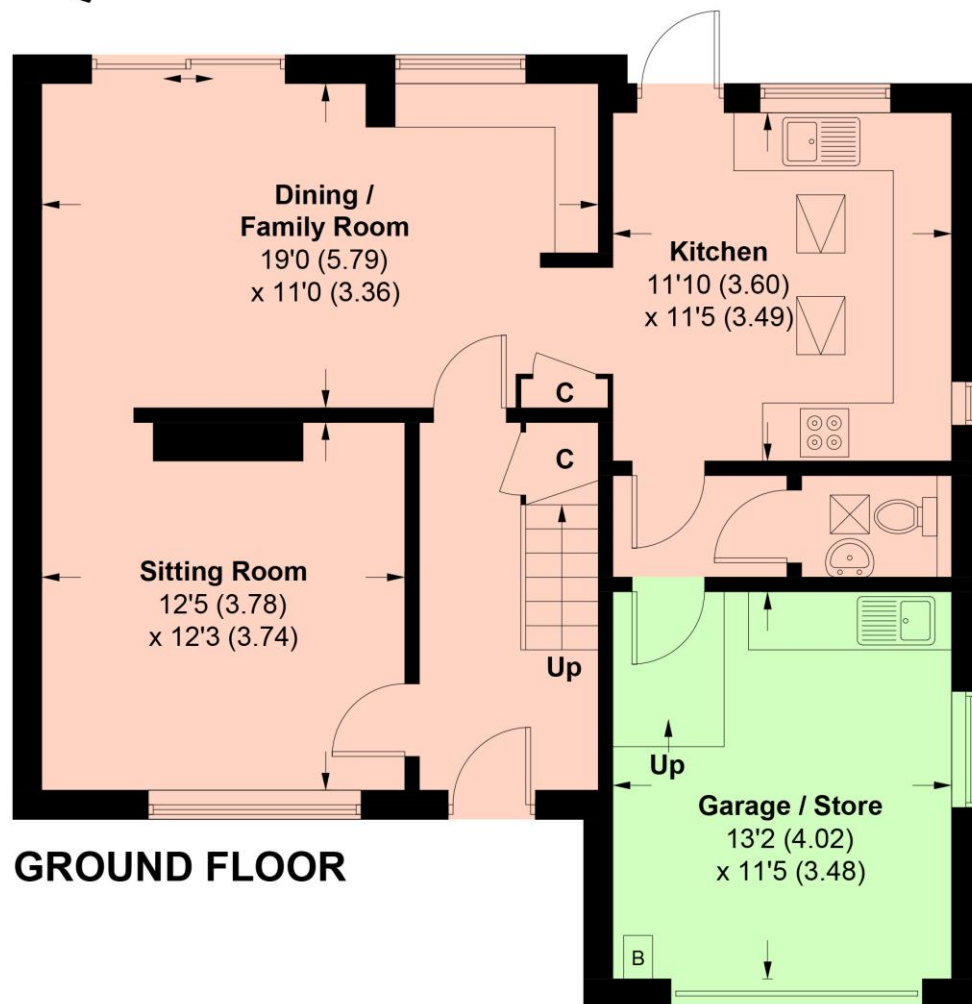
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We 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.



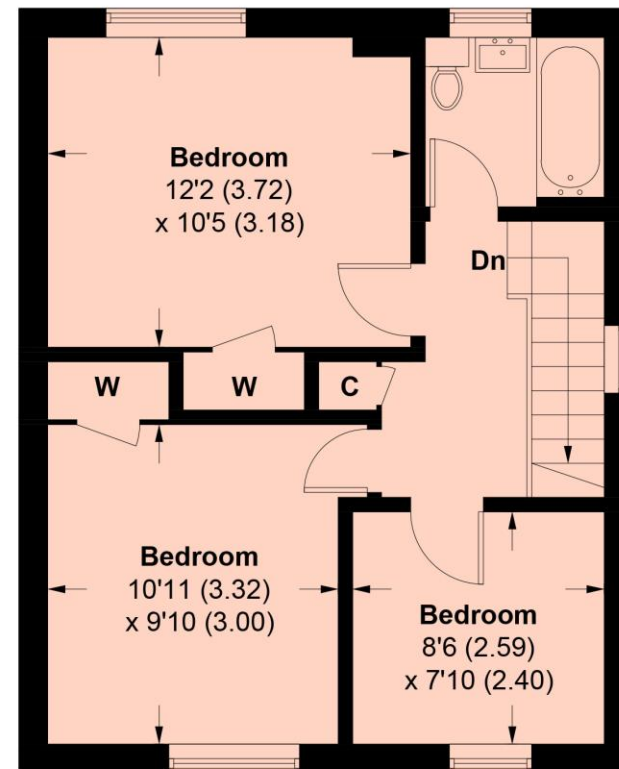


## The Old Police Cottage, Evesham Road, Stow-on-the-Wold GL54 1EJ

Approximate Area = 116.9 sq m / 1258 sq ft  
(Including Garage)  
For identification only - Not to Scale



**GROUND FLOOR**



**FIRST FLOOR**

**HAYMAN-JOYCE**

M O R E T O N - I N - M A R S H • M A Y F A I R  
h a y m a n j o y c e . c o . u k