



# An exceptional contemporary house

Hawford House, Talbot Square, Stow-on-the-Wold, Cheltenham, Gloucestershire, GL54 1DP

Freehold



Entrance hall • kitchen/dining/sitting room • snug with shower room • cloakroom • two en suite bedrooms • two further bedrooms • family bathroom • gardens • parking.

#### **Distances**

Moreton-in-Marsh 4 miles.  
Kingham 5 miles (mainline station London/Paddington 85 minutes) Broadway 10 miles.  
Burford 10 miles. Cheltenham 18 miles. Oxford 28 miles (all distances and times are approximate).

#### **Situation and Communications**

Stow-on-the-Wold is a charming market town which enjoys an elevated situation within the Cotswold Area of Outstanding Natural Beauty, strategically located just off the north/south Fosse Way and near to the A40/M40 to London and the A44 Oxford to Worcester east/west trunk road. The area is well served by excellent pubs and restaurants both in Stow-on-the-Wold and the surrounding villages. The town is perfectly located for exploring the many beautiful towns and villages of the Cotswolds, as well as further afield places, such as Stratford-upon-Avon, Oxford and Bath.

Oxford and Cheltenham are very accessible and there are a number of first class educational establishments in both these centres. Stratford-upon-Avon, with the resident Royal Shakespeare Company, lies about 18 miles to the north. There are mainline railway stations at Moreton-in-Marsh and Kingham which serve London Paddington, Oxford, Worcester and Hereford.

Sporting and recreational facilities are well catered for in the area with golf courses at Lyneham, Chipping Norton and Naunton Downs. National Hunt Racing is at Cheltenham, Stratford-upon-Avon, Warwick and Worcester. The Cotswolds' year is packed with events ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.





## Hawford House

Hawford House is one of three newly constructed and individually designed properties with a shared design philosophy. Hawford House has been contextually designed relative to place, evolving around the site's history. A combination of traditional Cotswold forms has been blended with contemporary elements to create a distinctively designed dwelling. This is a rare opportunity to purchase a unique contemporary home in an area known for chocolate box cottages and historic manor houses.

The glazed front door opens into the entrance hall which is lit from above by a large window at the top of the stairwell and roof light allowing light to flood in. Concrete steps lead down into a stunning open-plan kitchen/dining/sitting room. This is the heart of the home and is perfect for entertaining and family gatherings. Large glass doors open to the terrace which runs the length of the rear elevation. The bespoke SieMatic kitchen is fitted with a range of painted cabinets and an island unit provides extra dining and preparation space.

There is an Everhot stove, Lavazza A Modo Mio coffee machine, microwave, fridge-freezer, dishwasher, induction hob and Quooker hot water tap. In the sitting room area is a fireplace housing an Aga wood burning stove. A 'secret' stone door opens to a snug with walk in shower cubicle, wash basin and WC.

An open-tread spiral staircase rises to the mezzanine bedroom. Completing the ground floor accommodation is a well-appointed cloakroom with underfloor heating.

The first floor opens onto the stunning landing. There are two excellent first floor bedrooms which share a luxurious bathroom complete with sunken spa bath with overhead shower and a secluded outside seating area. The second floor is home to two superb en suite bedrooms, one with a roll-top bath. All the bathrooms are stylishly appointed.

The property is approached from the lane through electric timber gate which opens to gravelled parking for several cars and an area of lawn. Both the front and rear gardens have been landscaped. The main walled garden lies to the rear and is mainly laid to lawn with angular flower beds and pleached trees which follow the line of the paved terrace. The entire property is enclosed with stone walls.

Immediately behind the property is the cricket field, a 10 acre public open space with far reaching, beautiful views over the Cotswold Hills which is ideal for dog walking.

## Specification

**Kitchen:**  
Interior designed by SieMatic. Quartz worktops. Quooker tap. Siemens dishwasher and fridge-freezer. Bespoke kitchen extractor. Lavazza A Modo Mio coffee machine.





Everhot 110i anniversary edition.  
Cabinet handles from Buster and Punch.  
Wireflow pendant light from Vibia.  
Outdoor kitchen with ceramic BBQ.

#### **Bathrooms:**

Showers by Matk.  
Duravit sanitary ware.  
Taps from Swadling Brassware's Engineer and Absolute collections.

#### **General:**

Door handles, sockets and switches from Buster and Punch.  
Fibre broadband with speeds of 150Mbps.  
Feature lights and wall lights by Vibia (sky bathroom and stairs).  
Lighting design by LSE Lighting Design.  
Aga wood burning stove.  
Bespoke hardwood internal doors.

#### **General Information**

#### **Local Authority**

Cotswold District Council.  
T: 01285 623000. Council Tax Band H.

#### **Services**

Mains water, drainage, gas and electricity are connected. Gas fired central heating.  
Telephone line subject to BT transfer regulations. Fibre broadband.

#### **Tenure**

Freehold.

#### **Town and Country Planning**

The property lies within the area administered by Cotswold District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

#### **Wayleaves, Easements and Rights of Way**

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

#### **Directions GL54 1DP**

From Burford/Cirencester, proceed up South Hill (A429 Fosse Way) and continue through the first set of traffic lights. The entrance to the property will be found on the left hand side after about 350 yards and can be identified by Savills sale board.

#### **Viewing**

Strictly by prior accompanied appointment with Savills.

#### **Date of Information**

Particulars prepared: May 2022. Photographs taken: October 2021. Dusk photographs taken: May 2022.





Hawford House, Talbot Square, Stow-on-the-Wold, Gloucestershire, GL54 1DP  
 Approximate Floor Area 239.6 sq m / 2579 sq ft



savills

savills.co.uk

David Henderson  
 Savills Stow-on-the-Wold  
 01451 832832  
 stow@savills.com



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 299707

For identification only. Not to scale. © 220524DH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

