



A beautifully presented stone cottage

Spinners Cottage, 1 Beaumayne Terrace, Back Walls, Stow on the Wold, Gloucestershire, GL54 1DR

Freehold



Entrance porch • sitting room • kitchen • two bedrooms
• two shower rooms • courtyard garden • 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. The town is a renowned centre for speciality shops and in particular fine art and antiques. Stow-on-the-Wold is 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 hotels and restaurants both in Stow-on-the-Wold and the surrounding villages.

The important centres of 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 service 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, Warwick and Worcester. The surrounding countryside is particularly beautiful with traditional Cotswold villages, rural walks, interesting churches and important gardens at Hidcote and Kiftsgate.

Spinners Cottage

Spinners Cottage is believed to date from the 18th century and is constructed of local Cotswold stone. The recently fully renovated property combines traditional features, including timber beams and exposed stone walls, with all the comforts of modern living.

Spinners Cottage is approached via a timber gate and paved and gravelled path which leads to the front door and beyond to the two adjoining cottages. The front door opens into a hall which leads on to the sitting room with wooden floor, oak beams, a window seat and fireplace housing a wood burning stove. The kitchen/breakfast room is beautifully appointed and there is ample room for a table and chairs.

Stairs rise from the kitchen/breakfast room to the bedroom accommodation comprising a principal bedroom with window seat, exposed stone wall and beams and en suite





shower room. Bedroom two is equally characterful and there is a family shower room.

There is off street parking for one car in a shared car park next to the cottage. Free on street parking is available on Back Walls.

The property will appeal to those buyers looking for a permanent home, a turn-key weekend retreat or investors seeking a charming holiday let (the property is currently run as extremely successful holiday cottage accommodation).

General Information

Local Authority: Cotswold District Council.
T: 01285 623000.

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

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 1DR: From Burford/Cirencester, proceed up South Hill until reaching the M&S Filling Station. Turn right immediately opposite the Filling Station/Majestic Wine into Back Walls and proceed for approximately 200 metres where the property will be found on the left hand side.

Viewing: Strictly by prior accompanied appointment with Savills.

Financial Services: We offer a wide range of services which may be of interest to you including free and comprehensive market appraisals and confidential and independent advice from one of the UK's leading independent and better known mortgage brokers. Please call our office if you would like more information on the services we can provide.

Energy Performance Certificate:

A copy of the full Energy Performance Certificate is available upon request.

Date of Information:

Particulars prepared: November 2020. Photographs taken: January 2019, November 2020.

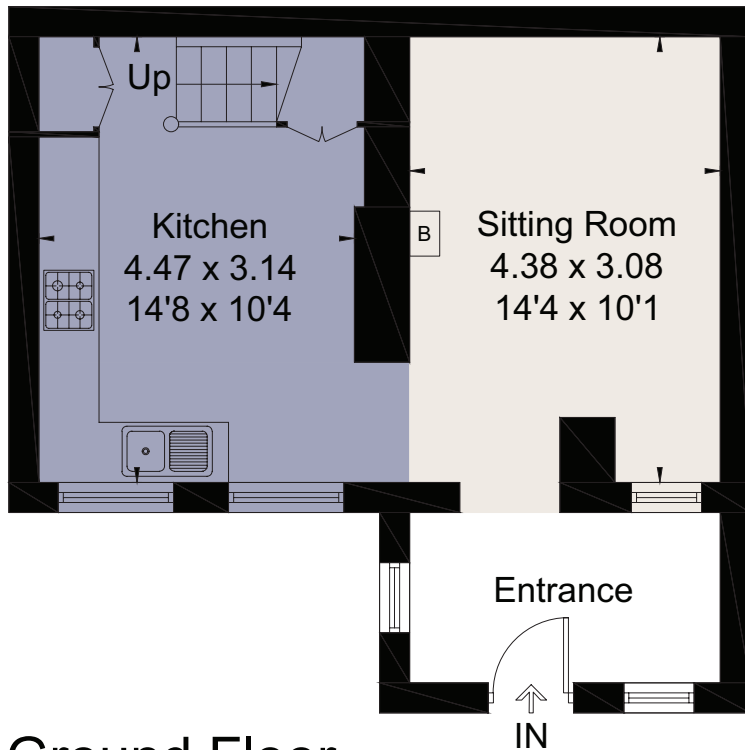
Spinners Cottage, 1 Beaumayne Terrace, Back Walls, Stow on the Wold, Gloucestershire, GL54 1DR
Approximate Area 66.8 sq m / 719 sq ft



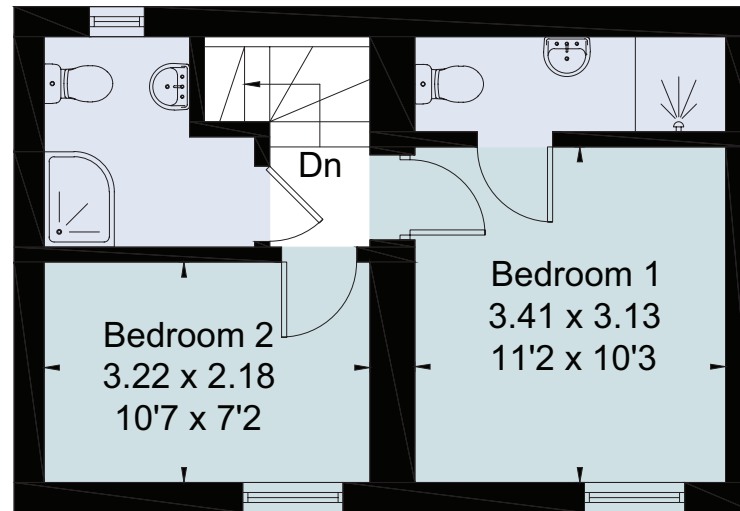
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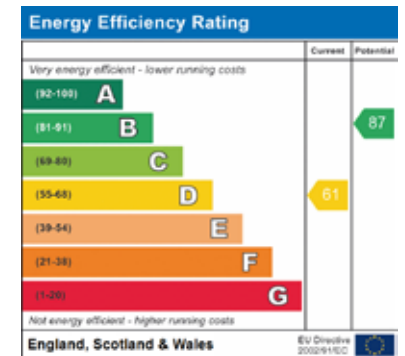
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Ground Floor



First Floor



For identification only. Not to scale. © 201112DH

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