



# A stylish and recently converted period apartment

Wraggs Row, Stow-On-The-Wold, Gloucestershire GL54 1JT

Leasehold (997 years remaining)





Private entrance • hallway • open plan kitchen/dining/living room • master bedroom with en suite • bedroom two • bathroom.

### Mileages

Kingham 5 miles (mainline station London Paddington from 85 mins). Burford 10 miles. Cheltenham 18 miles. Oxford 28 miles (all distances and times are approximate).

### Fosse Way View

Fosse Way View is set behind a wide tarmac pavement on Wraggs Row, an attractive street scene of cottages. The apartment was converted in 2018 to a stylish two bedroom property and completed to a very high standard to create light and lateral living. The building is built principally of locally quarried stone beneath a part Cotswold stone tiled roof.

Across the first floor is a well laid out open plan, modern living space with fully fitted kitchen and a range of appliances including gas cooker with electric hob. There is a stylish and well-proportioned master bedroom with modern glass encased en suite bathroom. A further bedroom and separate bathroom is located off the central hallway. The apartment is approached through a double door gateway leading to a recently laid tarmac courtyard area.

The property will appeal to those buyers looking for a weekend retreat or a property with excellent rental potential.

### Situation

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 Fosseway 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-upon-Avon, Warwick and Worcester.





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

#### **General information**

#### **Local Authority**

Cotswold District Council.  
Telephone 01285 623000.  
Council Tax Band A.

#### **Services**

Mains electricity, water and drainage are connected. Gas central heating. BT line subject to transfer regulations.

#### **Tenure**

Leasehold (997 years remaining)

#### **Directions GL54 1JT**

From Burford/Cirencester, proceed up South Hill until reaching the traffic lights. Turn right into Sheep Street and parking is available outside the Unicorn. Alternatively parking is available in the Market Square. Fosse Way View can be found close to the corner of Sheep Street and the Fosseway on Wraggs Row.

#### **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.

#### **Energy Performance**

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

#### **Viewing**

Strictly by appointment with Savills.

#### **Date of Information**

Particulars prepared: June 2020.  
Photographs taken: September 2018.

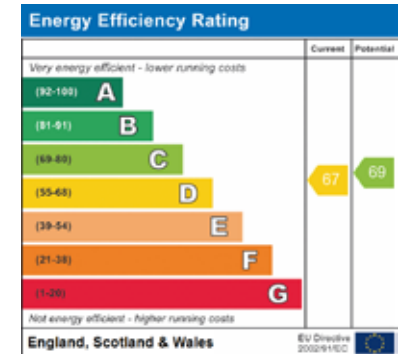
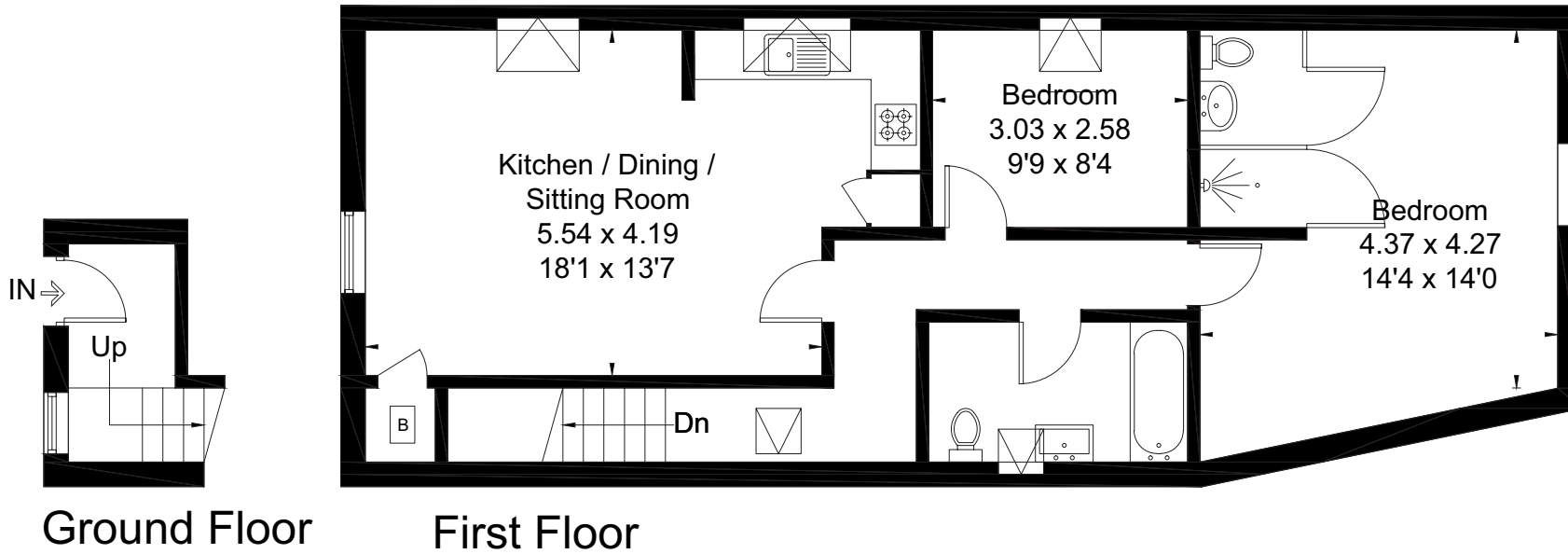
Wraggs Row, Stow-On-The-Wold, Gloucestershire GL54 1JT  
 Gross Internal Area (approx) 78.1 sq m / 841 sq ft



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For identification only. Not to scale. © 200626DH

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