



# A well presented detached house

Myrtus, Back Walls, Stow on the Wold, Gloucestershire, GL54 1DR

Freehold





Entrance hall • sitting room • kitchen • conservatory  
• utility • three bedrooms • family bathroom and en suite  
shower room • Gardens • parking • double garage

### 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.

### Myrtus

Myrtus is a well presented  
detached house built of brick  
beneath a tiled roof. The  
majority of the accommodation  
is set out over the ground floor  
thereby of interest to those  
buyers with a specific need for  
single storey accommodation.

A welcoming reception hall  
provides access to the principal  
rooms comprising a generous  
triple aspect sitting room, well  
fitted kitchen leading to a  
west-facing conservatory and a  
utility, two bedrooms and  
family bathroom. On the first  
floor is a bedroom three with  
eaves storage and an en suite  
shower room.

The property sits within low  
maintenance gardens which  
are mainly paved and gravelled  
with mature shrubs to the  
boundary beds. There is  
parking for several cars and  
a detached double garage.





The property will appeal to a broad range of buyers looking for a well maintained and stylish house.

#### **General Information**

##### **Local Authority**

Cotswold District Council. T: 01285 623000. Band E.

##### **Services**

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

##### **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 600 yards. As the road bends slightly to the right, the property will be found on the left hand side identified by a Savills sale board.

##### **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.

##### **Tenure**

Freehold

##### **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: September 2020. Photographs taken: September 2020.



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Approximate Area 122.6 sq m / 1320 sq ft

Garage 22.5 sq m / 242 sq ft

Eaves 10.6 sq m / 114 sq f

Total 155.7 sq m / 1676 sq ft



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Key Henderson

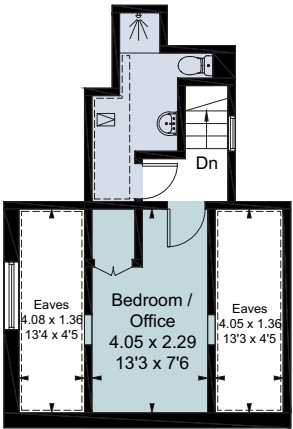
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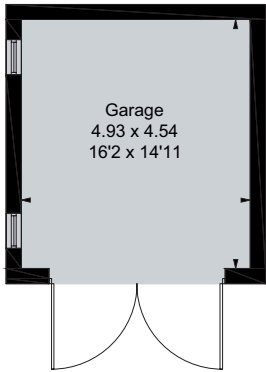
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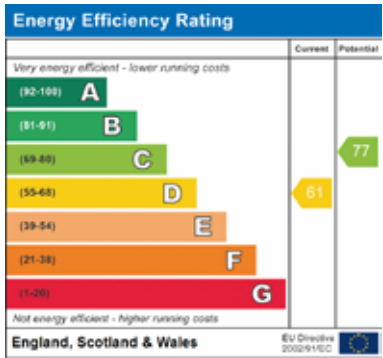
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 200921DH

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