



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 ft

Total 155.7 sq m / 1676 sq ft

Key Henderson

Savills Stow-on-the-Wold

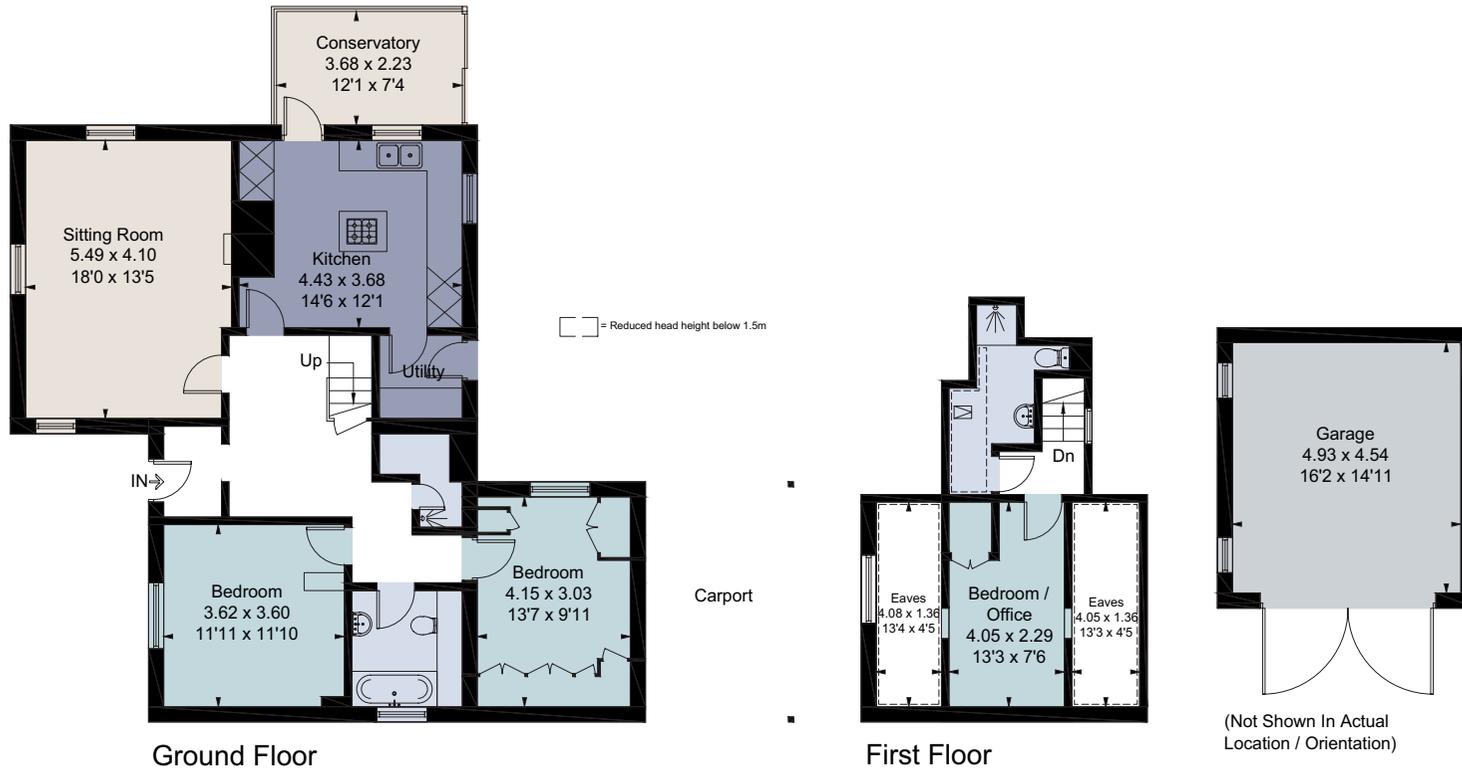
01451 832832

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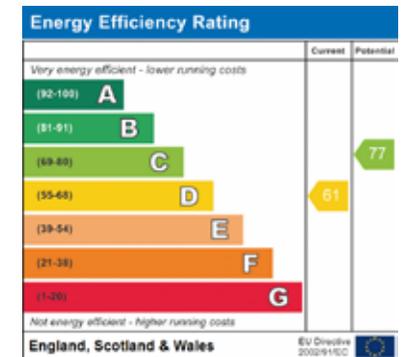


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