



A beautifully presented stone cottage

Angel Cottage, 1 Windrush Court, Sheep Street, Cheltenham, Gloucestershire, GL54 1JW

Freehold



Sitting room • kitchen • two bedrooms • bathroom
• courtyard garden • off-street parking for one car.

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. Stow-on-the-Wold is ideally 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.

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 Kiftgate.

Angel Cottage

Dating back to the seventeenth-century, Grade II listed Angel Cottage is tucked away in a private courtyard in the heart of Stow-on-the-Wold. The property combines traditional features, including timber beams an exposed stone wall, flagstone floors and a Cotswold stone fireplace, with all the comforts of modern living.

The property is approached through a pedestrian gate into a courtyard garden. The front door opens into the good-sized kitchen which is well-equipped with an excellent range of wall and base units with oak worktops. There is room for a table and chairs. A door leads to the sitting room which has exposed timbers, flagstone floor and Cotswold stone fireplace.





Stairs rise from the sitting room to the charming bedroom accommodation comprising a principal bedroom with vaulted ceiling and oak beams and a second bedroom with exposed stone wall. There is a well-appointed family bathroom.

To the front of the cottage is a paved private courtyard which is ideal for al fresco dining. One off-street parking space is available in a private courtyard located at the side of the cottage.

The property will appeal to those buyers looking for a turn-key weekend retreat or investors seeking a charming property with proven track record.

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 first set of traffic lights. Turn right into Sheep Street. Proceed past the wine merchants, dentist and hairdressers on the left hand side until you see a large gated entrance with a sign above for Windrush Court. Angel Cottage is the second property at the back of this courtyard accessed through a metal pedestrian gate.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: January 2021. Photographs taken: January 2021.

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Approximate Area 74.2 sq m / 799 sq ft

Including Limited Use Area (0.5 sq m / 5 sq ft)



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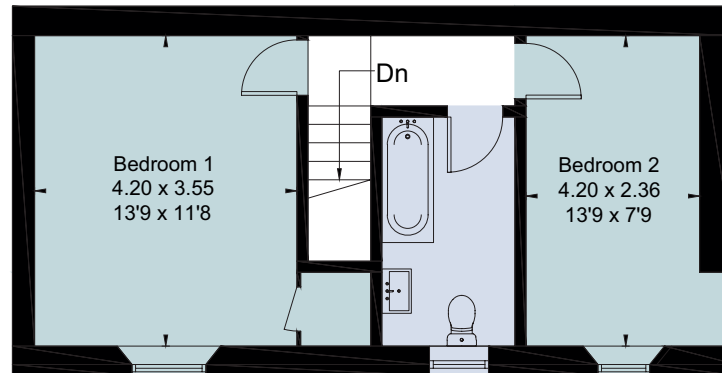
savills.co.uk

David Henderson

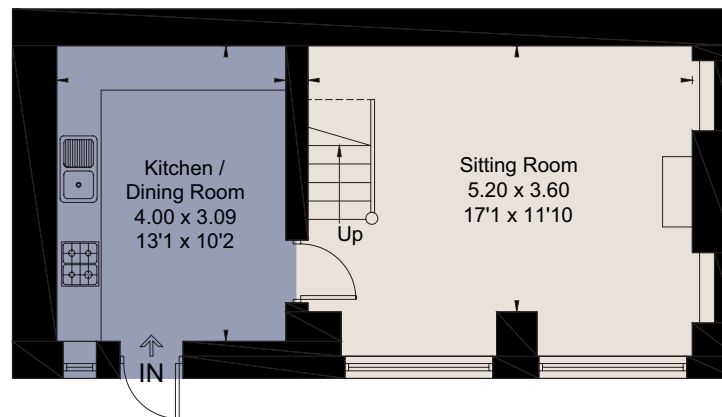
Savills Stow-on-the-Wold

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First Floor



Ground Floor

For identification only. Not to scale. © 210112DH

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