



A stylish house situated in a historic market town.

Box Tree Cottage, Fosse Way, Stow-on-the-Wold, Gloucestershire GL54 1DW

Freehold



Sitting room • kitchen/dining room • guest cloakroom
• master bedroom with en suite shower room • two
bedrooms • family bathroom • substantial and versatile
basement room • Landscaped garden and parking.

Distances

Moreton-in-Marsh 4 miles.
Kingham 5 miles (mainline
station from London/
Paddington from 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,
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 town is perfectly
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.

Oxford and Cheltenham are
very accessible and there are a
number of first class
educational establishments in
both these centres. Stow-on-
the-Wold has a primary school
and there is the highly
regarded Cotswold School in
nearby Bourton-on-the-Water.
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
serve London Paddington,
Oxford, Worcester and
Hereford.

Box Tree Cottage

Box Tree Cottage comprises a
semi-detached house
constructed by well-respected
local property architects and
builders who specialise in the
construction of contemporary
Cotswold houses. The property
perfectly combines traditional
architectural styles, green
technology and stylish fixtures
and fittings. Internally the
property offers stylish and
versatile accommodation over
three floors with a feeling of
light and space throughout. Of
particular note is the basement
room which can be used for a
variety of purposes. The
property is finished to a
particularly high standard and
totals in the region of 1,552 sq.
ft.

Specification

The property has been
designed and constructed with
great attention to detail:

- Kitchen: Bespoke Neptune
with a range of Siemens
integral appliances, Franke
undermount 1.5 ceramic
bowl sink, Rowe
contemporary mixer tap and
Everhot 100i 100cm
cooker with induction hob.
- Bathroom/en suite: Ideal
Standard concept range,
Ideal Standard concept
(chrome) taps, Bathstore
'Soho' Thermaform bath,





- Hansgrohe Croma 160 chrome shower and glazed ceramic tiled floors.
 - Bedrooms: Kersaint Cobb sisal fine boucle Tunsten carpet.
 - White American Oak solid core internal doors with polish chrome ironmongery.
 - European Oak skirtings, architraves and door linings.
 - Oak 21mm engineered floor throughout.
 - Electric underfloor heating throughout with individual thermostatic room controls.
 - Range Tribune HE TDS180 with 3kwh immersion heater.
 - Dik Geurts - Ivar 5 high stove within feature Cotswold stone fireplace.
 - Internal: LED fire rated down lighters throughout - 8.5w 3000k chrome.
 - External lighting wall to house: Quoizel Bedford external wall lights with daylight sensors.
 - External lighting to parking area: brushed stainless steel Nebula lighting bollard with PIR sensors.
 - TV and CAT 5 hard wired throughout.
 - Brushed stainless steel Rolecerv charging pedestal with 2 x 32 amp type 2 EV charging socket.
 - 'In-roof' PV panels 320w Neon 2 modules Feed-in-tariff compliant.
 - Interconnected nest protect fire alarm system.
 - Tanked and reinforced concrete basement with concrete beam and block to ground floor.
 - Concrete block above ground with timber floor and gang nail truss to roof.
 - Outside there is parking to the front of the property with electric charging point.
 - The enclosed, low maintenance garden is partly paved and lies to the rear of the property.
- Local Authority:** Cotswold District Council. Telephone 01285 623000. Band E.
- Services:** Mains electricity and on site energy generation, water and drainage are connected. Telephone line and Broadband connected via BT.
- Warranty:** Box Tree Cottage is covered by a Build Zone 10 year structural warranty.
- Tenure:** Freehold.
- Directions GL54 1DW:** From Burford/Cirencester proceed up South Hill (A429 Fosse Way) and continue through the first set of traffic lights. The entrance to the property will be found on the left hand side after about 100 metres.
- Viewing:** Strictly by prior accompanied appointment with Savills.
- Date of Information:** Particulars prepared: April 2022. Photographs taken: April 2022.

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Approximate Area 144.2 sq m / 1552 sq ft

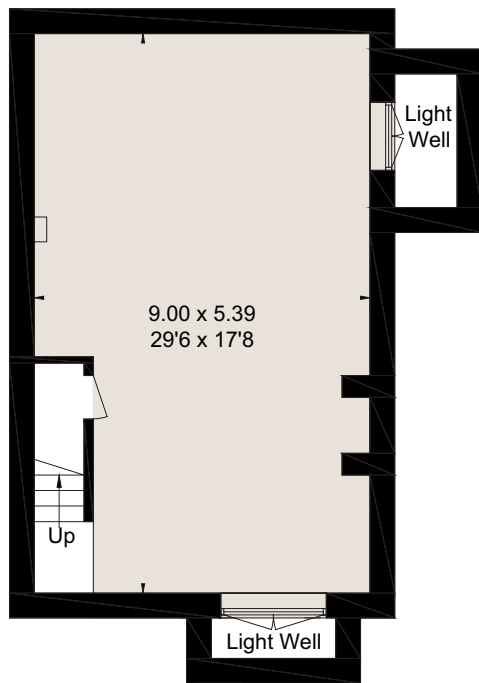


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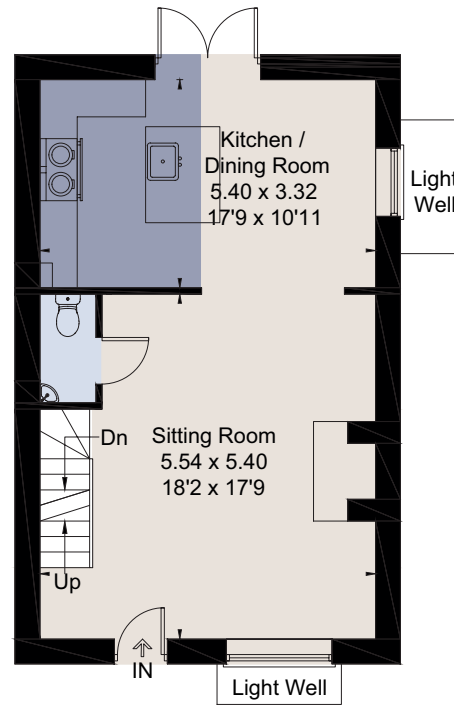
savills.co.uk

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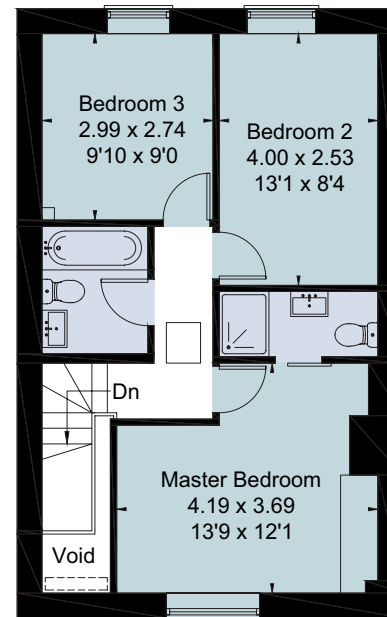
= Reduced headroom below 1.5m / 5'0"



Basement



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 220427DH

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