



# A detached bungalow in a renowned market town

Ways End, Back Walls, Stow on the Wold, Cheltenham, Gloucestershire, GL54 1DR

Freehold





Entrance porch, entrance hall, sitting room, conservatory, kitchen, study/bedroom three, two further bedrooms, family bathroom, garden, shed, parking.

### 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, 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.

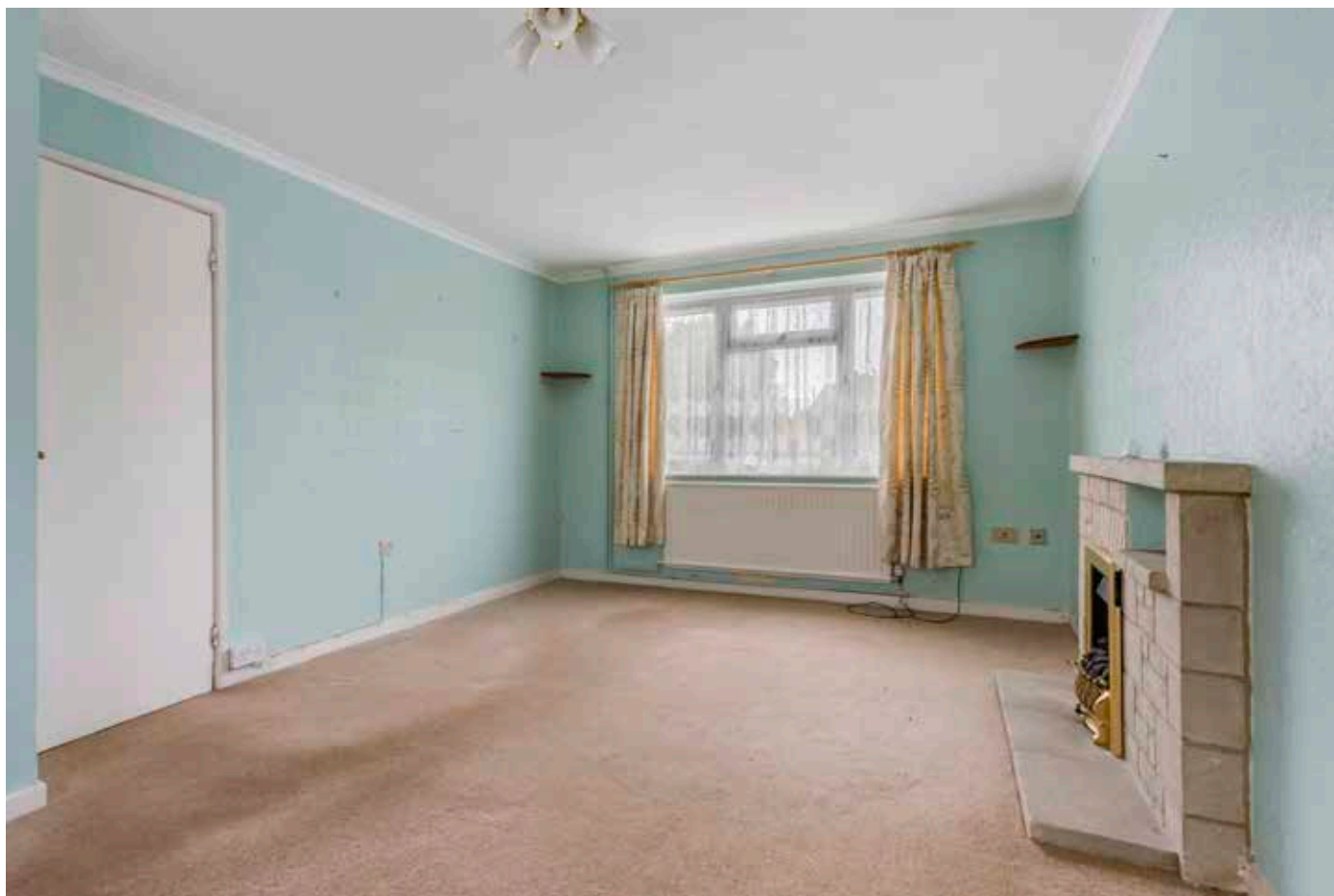
Oxford and Cheltenham are very accessible and there are a number of first class educational establishments in both these centres. Stratford-upon-Avon, with the resident Royal Shakespeare Company, lies about 18 miles to the north. There are mainline railway stations at Moreton-in-Marsh and Kingham which serve London Paddington, Oxford,

Worcester and Hereford.

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 Cotswolds' year is packed with events ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

### Ways End

Built in the 1970s Ways End is a detached property with accommodation laid out over two floors. The property is in need of modernisation and scope exists to extend and reconfigure subject to the usual consents. To the front of the property is a low maintenance garden with parking for one vehicle. To the rear of the property is an enclosed courtyard garden with a timber shed.





## General Information

### Local Authority

Cotswold District Council  
T: 01285 623000.

### Council Tax

Band C

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = D

### 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 (A429 Fosse Way). Pass the cemetery on your right and take the right turn into Back Walls. Proceed to the bottom of Back Walls and Ways End will be found on the left before the sharp bend.

### Viewing

Strictly by prior accompanied appointment with Savills.

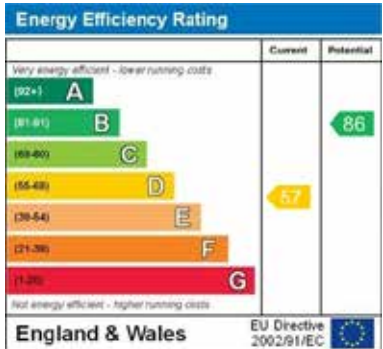
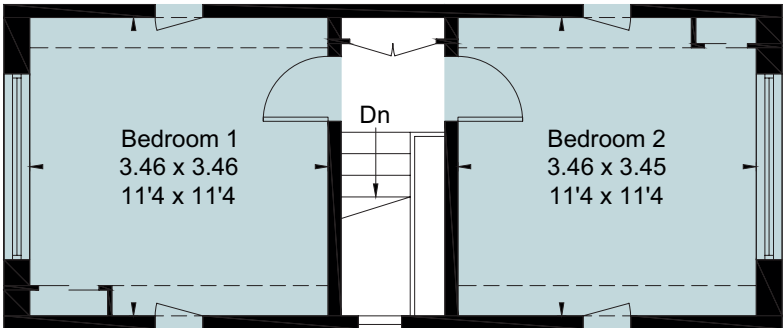
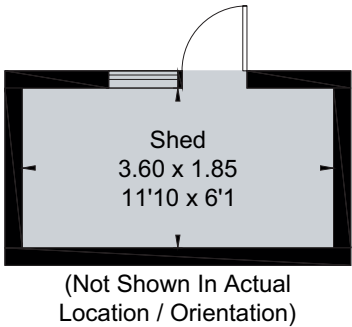
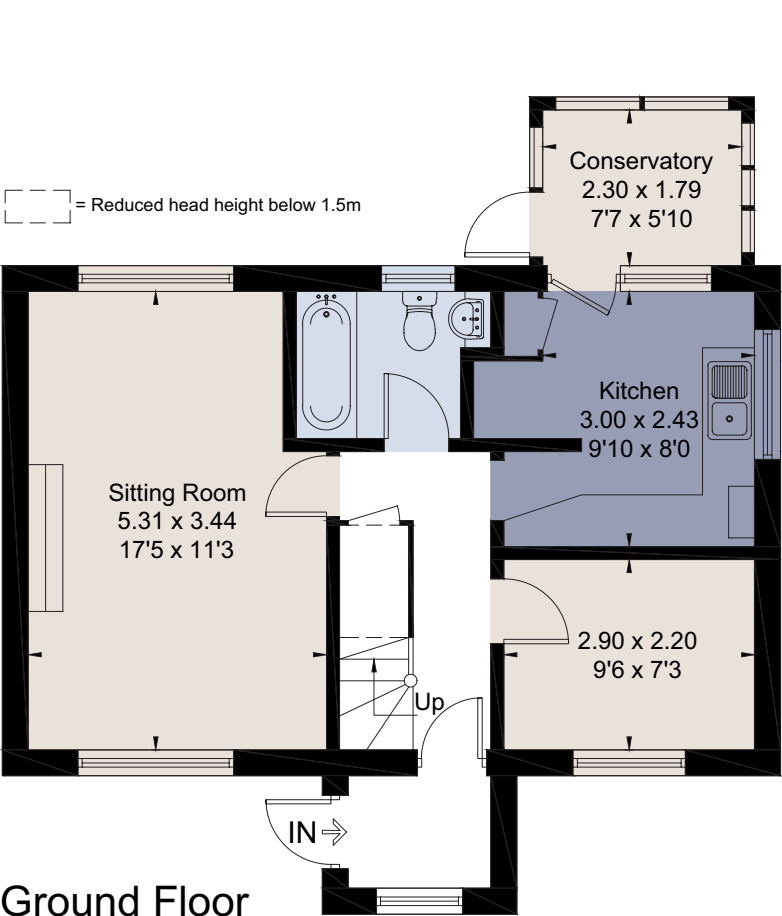
### Date of Information

Particulars prepared: May 2022. Photographs taken: May 2022.

**Ways End, Back Walls, Stow on the Wold, Gloucestershire, GL54 1DR**  
**Approximate Area** 81.5 sq m / 877 sq ft (Excluding Shed)  
**Including Limited Use Area** (5.7 sq m / 61 sq ft)

 savills | savills.co.uk

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For identification only. Not to scale. © 220531DH

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