



A contemporary Cotswold cottage

Dotty's Cottage, 1 Wrags Row, Stow on the Wold, Cheltenham, Gloucestershire, GL54 1JT

Guide £575,000 Freehold



Sitting room • kitchen • cloakroom • two en suite bedrooms and courtyard garden • parking space

Distances

Moreton-in-Marsh 4 miles (mainline station to London Paddington from 90 minutes)
• Broadway 10 miles • Burford 10 miles • Cheltenham 18 miles • Oxford 28 miles • Stratford-upon-Avon 18 miles (all distances and times are approximate).

Situation and Communications

Stow-on-the-Wold is a charming market town and provides a primary school, specialist shops, banks, library, doctor's surgery, veterinary surgery and a supermarket. The town lies within the Cotswold Area of Outstanding Natural Beauty and 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 including Daylesford Farm Shop 3.5 miles away. Stow-on-the-Wold benefits from a primary school whilst The Cotswold School, an academy school (11 to 18), is located in Bourton-on-the-Water. Oxford and Cheltenham are very accessible and provide a number of first class educational establishments. Mainline railway stations are at Moreton-in-Marsh and Kingham which serve London Paddington, Oxford, Worcester and Hereford.

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.

Dotty's Cottage

Dotty's Cottage is a charming terraced cottage just a short stroll from the Market Square (268 metres) with an excellent choice of restaurants and pubs. The cottage is probably Victorian and was extensively refurbished and modernised throughout in 2022 to a high specification. The exposed Cotswold stone and use of modern and intimate lighting have created a calm and stylish space.

To the rear is a paved east-facing courtyard garden enclosed by a stone wall with a pedestrian gate leading to the side of the property and a parking space for one car.

The property is full of period character and will appeal to a broad audience of buyers including owner-occupiers, investors and those looking for a second home.





General Information

Local Authority
Cotswold District Council.
Telephone 01285 623000.

Energy Performance Certificate
EPC rating=D.

Services
Water, electricity and gas are connected. Underfloor heating throughout downstairs and upstairs bathrooms. Mains drainage. Gas fired central heating. Telephone line subject to BT transfer regulations.

Tenure
Freehold.

Council Tax
Band = C

Directions GL54 1JT
From Burford (A424) or Cirencester (A429), proceed up the hill through the trees into Stow-on-the-Wold. Just opposite the service station turn right into Back Walls. Immediately turn left into Wraggs Row which comprises a row of terraced houses separated from the main road by mature trees. The cottage will be found towards the end of the row.

Viewing
Strictly by appointment with Savills.

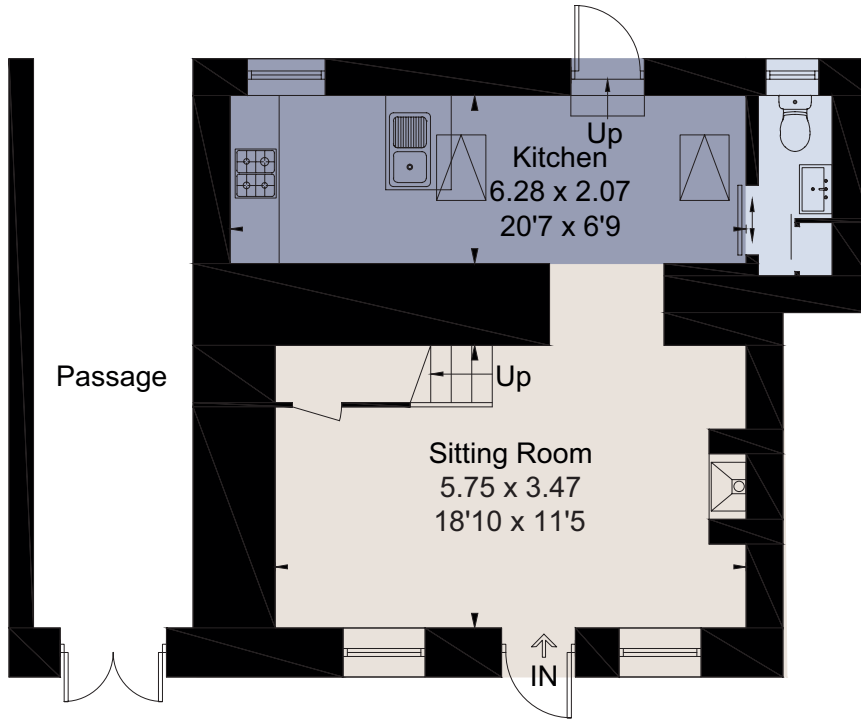
Date of Information
Particulars prepared:
November 2022. Photographs taken: November 2022.



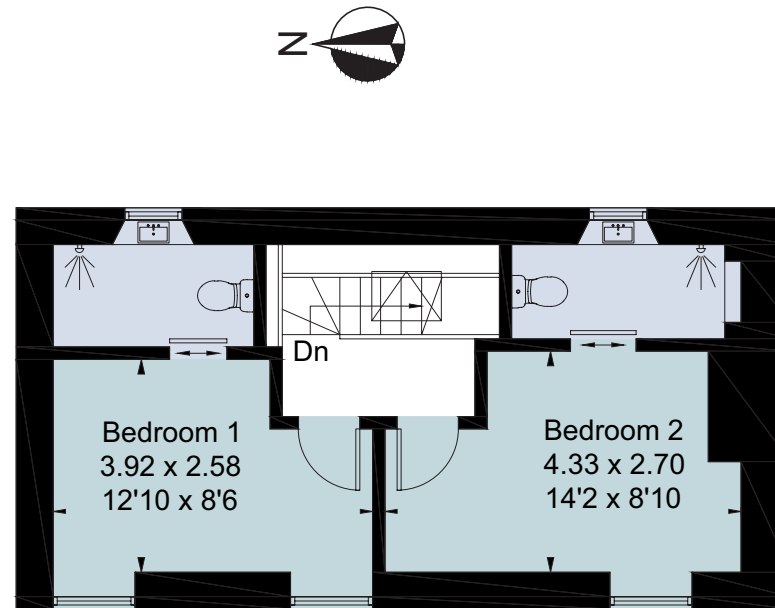
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Approximate Area 76.2 sq m / 820 sq ft

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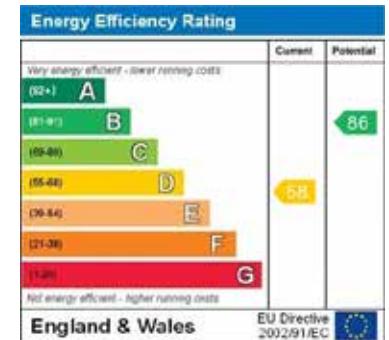
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Ground Floor



First Floor



For identification only. Not to scale. © 221129CM

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