



Stylish cottage close to the town's amenities

Little Acorn, 12 Park Street, Sheep Street, Stow-on-the-Wold, Gloucestershire

Guide £425,000 Freehold



Sitting/dining room • Kitchen • Two double bedrooms
• Bathroom • Roof terrace

Situation and Communications

Situated in a charming market town which enjoys an elevated position.

Within the Cotswold Area of Outstanding Natural Beauty.

Just 5 miles from Daylesford Organic Farm Shop and 18 miles from Soho Farmhouse founded as a home from home for people working in the creative industries.

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.

Oxford and Cheltenham are very accessible and provide more extensive leisure and shopping amenities.

Mainline railway stations at Moreton-in-Marsh and Kingham which service London Paddington, Oxford, Worcester and Hereford.

Little Acorn

Little Acorn is a charming town cottage situated within easy access of the Market Square. Constructed of Cotswold stone. The beautifully presented and very stylish accommodation is laid out over three floors and comprises:

Open to dining area with oak floorboards and handsome stone fireplace with new wood burning stove.

Fitted kitchen with a range of appliances and Belfast sink

Principal bedroom with ample fitted wardrobes and two charming window seats

Further double bedroom with beams.

Good sized and well appointed bathroom.

Roof terrace with views over the surrounding rooftops. The property will appeal to a broad audience of buyers including owner-occupiers but particularly investors and those looking for a second home.

Local Authority

Cotswold District Council.
Telephone 01285 623000.
Council tax band D.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating. Telephone line subject to BT transfer regulations.

Directions GL54 1AQ

From Burford/Cirencester (A424/A429), proceed up South Hill until reaching the traffic lights. Turn right into Sheep Street (A436). Proceed down the hill for about 300m where the property will be found on the left hand side.

Date of Information

Particulars prepared: Jan 2023.
Photographs taken: Jan 2023

Viewing

Strictly by appointment with Savills.





Little Acorn, 12 Park Street, Stow-on-the-Wold, Cheltenham, GL54 1AQ

Approximate Area 84.8 sq m / 913 sq ft

Including Limited Use Area (9.6 sq m / 103 sq ft)



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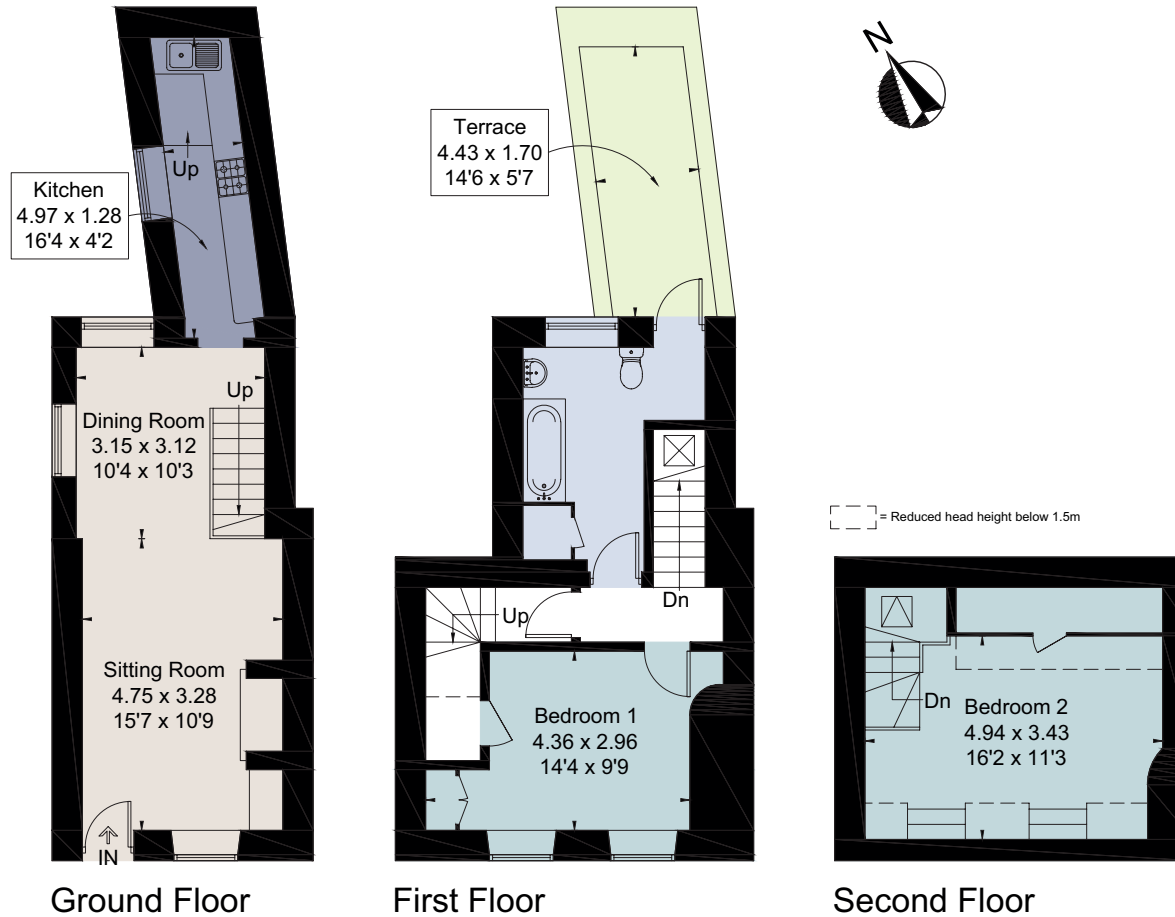
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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