



**HOLMANS**  
ESTATE AGENTS

7 St. Edwards Drive, Stow On The Wold, Cheltenham, Gloucestershire, GL54 1AP

Guide Price £450,000, Freehold

### Property Description

Positioned towards the end of a quiet residential cul-de-sac close to the centre of this popular North Cotswold market town and having the benefit of a westerly-facing rear garden with partial open outlook towards countryside and treescape, this detached two-storey, three double bedroom townhouse now offers every opportunity for people to develop a home to their own requirements.

Features of the property include gas fired central heating from a combination boiler. UPVC double glazed windows and doors and a double glazed conservatory extension to the rear with excellent views over the garden and taking full advantage of the afternoon sun.

Both reception rooms on the ground floor take full advantage of the views over the garden, there is a separate utility room, attached garage and further off-street parking for one vehicle.

St Edwards Drive is located only a short distance from Shepherds Way which has single vehicular access to Well Lane which in turn leads to The Square in Stow-on-the-Wold. The property is therefore around 500 yards from the centre of town, all on a level position.

The back garden is a real delight with fruit trees, lawn, patio and rockery area and a boundary random Cotswold stone wall with open space beyond.

The property is located around 100 yards from the local primary school and Stow-on-the-Wold is within the catchment area for the Cotswold Secondary School.

### Accommodation comprises:

#### Entrance Hall

(12' 7" x 7' 1") or (3.83m x 2.15m)

With easy staircase to first floor with pine and oak banister, two single radiators, one with shelf above. Hardwood-style UPVC double glazed door. Understairs storage cupboard.

#### Ground Floor Cloakroom

With built-in mirrored cloaks cupboard (ideal as ground floor w.c.).

#### Rear Living Room

(14' 5" x 11' 6") or (4.40m x 3.51m)

Exposed pine floor, two double radiators. Tiled fireplace with flue for real fire (will need realigning). Three wall-mounted light points. Glazed door to rear garden.

#### Dining Room

(11' 9" x 9' 5") or (3.57m x 2.86m)

Exposed pine floor, double radiator, particularly attractive outlook over rear garden in a westerly direction.

#### Kitchen

(12' 8" x 8' 4") or (3.86m x 2.55m)

With laminate work surfaces fitted to two sides, with all pine-fronted units incorporating six base units, five wall-mounted cupboards, housing for microwave and Bosch electric oven. Inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. Open outlook over front garden. Built-in larder cupboard.

#### Side Utility Room

(8' 9" x 4' 9") or (2.66m x 1.46m)

With laminate-style work top, two base cupboards, space for fridge and two wall-mounted cupboards.

#### Ground Floor Cloakroom

Wash hand basin set in to cupboard unit. Tiled floor, part-tiled walls, separate shelved pantry cupboard.

#### Rear conservatory

(13' 7" x 10' 4") or (4.14m x 3.15m)

Ceramic tiled floor. UPVC double glazed on three sides with correx apex roof, door to rear garden. Skylight window.

#### Garage

(16' 3" x 8' 3") or (4.95m x 2.51m)

Metal up-and-over door, power and light installed.

#### First Floor Landing Area

(11' 7" x 8' 2") or (3.52m x 2.50m)

Access to loft space with ladder. Built-in shelved airing cupboard housing Vaillant combination boiler for instantaneous hot water and gas fired central heating.

#### Bathroom/W.C.

With two piece suite in white, low flush w.c., handled panelled bath with Mira wall-mounted electric shower. Shaving mirror, heated towel rail. Part-tiled walls.

#### Rear Bedroom 1

(12' 6" x 15' 0") or (3.82m x 4.57m)

Double built-in wardrobe, single radiator. Attractive outlook over rear garden towards distant countryside.

#### Rear Bedroom 2

(11' 9" x 9' 11") or (3.58m x 3.03m)

Built-in double wardrobe, single radiator, attractive outlook over gardens and treescape. Two wall-mounted light points.

#### Front Bedroom 3

(10' 0" x 7' 3") or (3.06m x 2.21m)

Single radiator. One cork panelled wall.

#### Outside

##### Rear Garden

(40' 00" x 50' 00" ) or (12.19m x 15.24m)

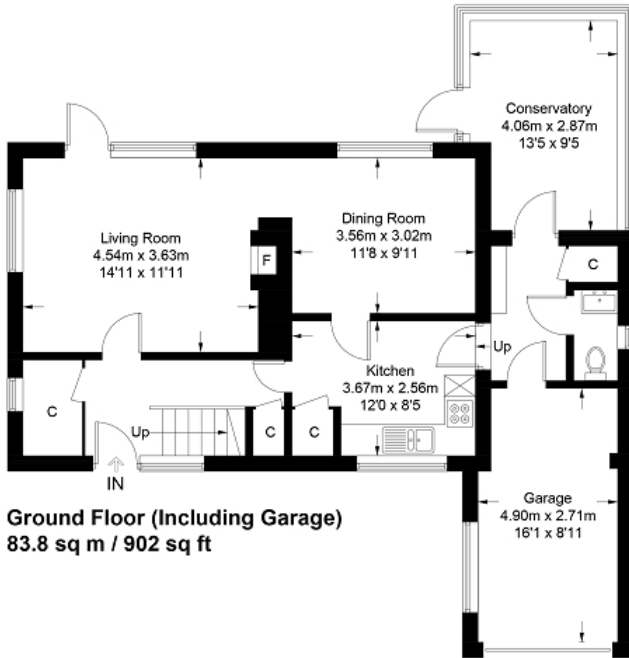
Patio immediately adjacent to the property ideal for alfresco dining. Fenced to each side with boundary random Cotswold stone wall and three substantial fruit trees and a wealth of other shrubs and bushes. To the northern side of the garden there is a path way with a timber store and a covered area formerly used as a workshop. Gated access leading to the front garden.

##### Front Garden

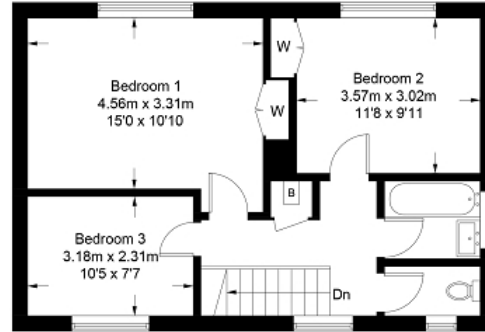
Open-plan lawned area with flagged driveway and off-street parking for one vehicle.



**7 St. Edwards Drive, Stow on the Wold, GL54 1AP**



**Ground Floor (Including Garage)**  
83.8 sq m / 902 sq ft



**First Floor**  
50.3 sq m / 541 sq ft

Approximate Gross Internal Area = 134.1sq m / 1443 sq ft  
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1177484)

**Directions**

From our Moreton-in-Marsh office, turn left and continue south approximately five miles on the A429 (The Fosseway) to Stow-on-the-Wold. Continue through two sets of traffic lights (the first at the junction of Tesco supermarket) and then turn left towards The Square in the centre of Stow-on-the-Wold. Continue through The Square and diagonally on the left hand side continue in to Digbeth Street (a single track road) which subsequently leads to Park Street. Turn left and St Edwards Drive is then around 300 yards further along on the left hand side. At the end of St Edwards Drive, bear left and then this property is dead ahead.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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