HOLMANS
ESTATE AGENTS

8 St. Edwards Road, Stow On The Wold, Cheltenham, Gloucestershire, GL54 1AP

Guide Price £495,000, Freehold

Property Description

Positioned at the junction with St Edwards Road and St Edwards Drive and with open aspect over treescape to the front and stunning aspect to the rear from five rooms over lawned gardens towards distant woodland, this detached, two-storey, three bedroom family home is ready for immediate occupation but also invites any prospective purchaser to develop a home to their own requirements particularly with a conservatory extension to the rear, similar to other properties in the road.

Both reception rooms on the ground floor enjoy stunning views over the garden as do the two main bedrooms above which both have built-in wardrobes. The living room has a door leading directly on to the garden, along with a homely woodburning stove. The property benefits from a fitted kitchen, ground floor cloakroom and separate utility room.

More contemporary refinements of the property include Upvc double glazed windows and doors, gas fired central heating from a combination boiler and a renewed bathroom suite with a rain shower head.

The property was built in 1962 and positioned on a 0.13 acre plot, with a 70 foot rear garden partially enclosed with a random Cotswold wall, there is an open-plan front garden with off-street parking for two vehicles in front of the propertys garage.

Whilst occupying a quiet location on the edge of the town, the property is on a level location with pedestrian access along Shepherds Way to The Square in the centre of Stow-on-the-Wold around 1/4 of a mile away.

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.

The property has no onward chain and offers vacant possession on completion.

Accommodation Comprises

Entrance Hall

(12' 8" x 7' 1") or (3.87m x 2.15m)

Upvc double glazed door, matching frosted side panel. Easy staircase rising to first floor with oak and pine bannisters. Double radiator. Built-in understairs storage cupboard.

Ground Floor Cloakroom

Two piece suite in white, low flush w.c. and pedestal wash hand basin. Double radiator.

Rear Living Room

(15' 0" x 12' 0") or (4.57m x 3.65m)

Windows on two sides with westerly and northerly aspects. French door leading on to rear garden. Single radiator. Cast iron woodburning stove on tiled hearth set in to original chimney breast, decorative lintel above.

Dining Room

(11' 8" x 9' 3") or (3.56m x 2.82m)

Attractive view over rear garden. Single radiator.

Kitchen

(12' 1" x 8' 4") or (3.69m x 2.55m)

Units fitted on three sides with laminate work tops, tiled surround and inset stainless sink unit with single drainer and swan neck mixer tap. Five base cupboards, one matching double wall-mounted glazed cupboard with underlight and additional cupboard above the peninsular cooker hood. Space for cooker. Partially open outlook along St Edwards Drive and treescape. Single radiator. Access to utility room. Walk-in understairs larder cupboard.

Utility Room

(7' 6" x 8' 7") or (2.28m x 2.62m)

Quarry tiled floor, laminate worktop with stainless steel sink unit and single drainer to one side, two cupboards below. Space and plumbing for washing machine. Space and plumbing for dishwasher or space for tumble dryer. Access to rear garden. Wall-mounted electric radiator. Access to garage.

Garage

(16' 0" x 9' 8" Max) or (4.88m x 2.95m Max)

Metal up-and-over door, power and light installed. Renewed digital gas meter, electric meter and consumer unit.

First Floor Landing Area

Front window with outlook over treescape, built-in airing cupboard with Worcester combination boiler for instantaneous hot water and gas fired central heating. Access to loft.

Bathroom/W.C.

With modern three piece suite in white. Low flush w.c., wash hand basin set on to double cabinet and panelled bath with side shower screen, hand-held shower spray and rain shower head. Six foot ladder style heated towel rail and radiator. Attractively tiled walls around the bath with part mosaic tiling relief. Two frosted windows.

Rear Bedroom 2

(10' 0" x 11' 11") or (3.05m x 3.62m)

Double built-in wardrobe. Superb outlook over gardens and treescape beyond. Double radiator.

Rear Bedroom 1

(11' 7" x 15' 0") or (3.52m x 4.57m)

Superb outlook over gardens and treescape. Double radiator. Double built-in wardrobe.

Front Bedroom 3

(9' 11" x 7' 8") or (3.03m x 2.34m)

Outlook over gardens and treescape towards St Edwards Drive. Double radiator.

Outside

Rear Garden

(74' 11" x 46' 2") or (22.83m x 14.06m)

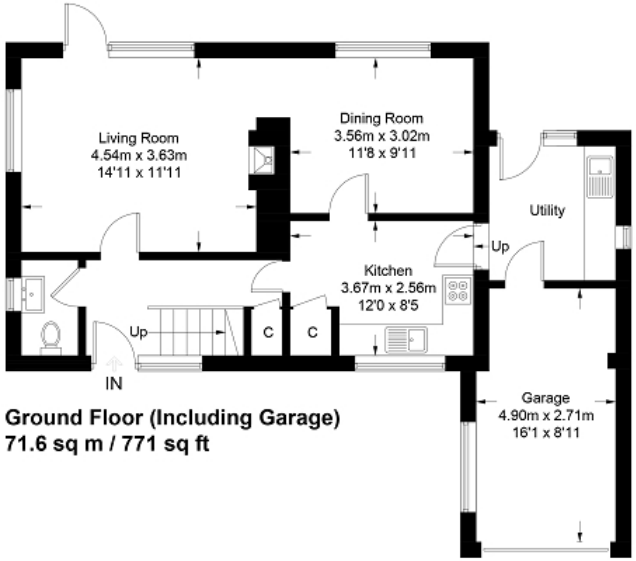
Mainly lawned area with mature trees, random Cotswold stone wall to the rear. Inter-woven fencing to one side and country hedgerow. Flagged patio area, informal access to the woodland beyond. Timber summer house approximately 6 ft x 8 ft. Pergola with flagged patio immediately adjacent to the property. Separate timber cabin. Gravelled area to the side of the property with outside water tap. Access to front garden.

Front Garden

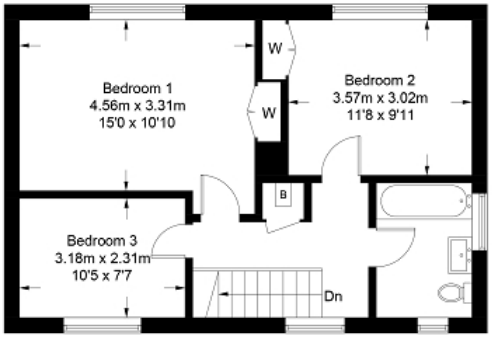
(39' 4" x 32' 10") or (12.0m x 10.0m)

Triangular flagged patio immediately adjacent to the property. Open-plan lawned garden and concreted driveway with off-street parking for two vehicles.

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



Ground Floor (Including Garage)
71.6 sq m / 771 sq ft



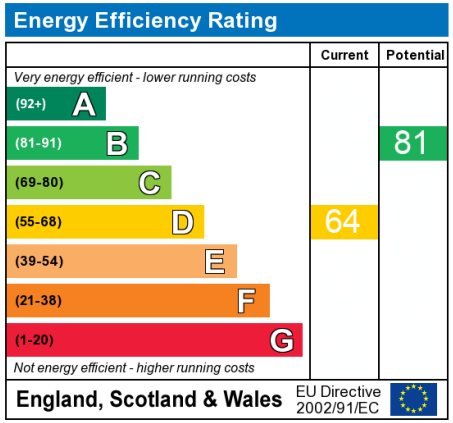
First Floor
50.3 sq m / 541 sq ft

Approximate Gross Internal Area = 121.9 sq m / 1312 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 for approximately five miles along the A429, (the Fosseway), to Stow-on-the-Wold. Continue through two sets of traffic lights, (the first at the junction for Tesco supermarket), and then turn left towards The Square in the centre of Stow-on-the-Wold. Continue through and diagonally across on the left-hand side in to Digbeth Street, (a single track road), with shops on either side which subsequently leads to Park Street. Turn left and the St Edwards Drive is around 300 yards further along on the left-hand side. At the end of St Edwards Drive, this property is then dead ahead.



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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