

established 200 years

# Tayler & Fletcher



Coach House, Quarwood, Stow on the Wold GL54 1JU

**£2,450 PCM**

*A well presented semi-detached Four Bedroom former Coach House located on a private Estate on the outskirts of Stow on the Wold.  
To Let unfurnished, with some white goods, for 12 months possibly longer  
AVAILABLE NOW*

**Deposit £2,826**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## Directions

From Bourton on the Water continue towards Stow on the Wold, at the traffic lights continue straight for approximately half a mile up Stow Hill and the entrance to the estate is on the left, between two stone pillars topped with lions. Keep right and the property is directly in front of you with parking at the front.

## Location

Stow on the Wold is a famous old market town standing in an elevated position on the Cotswolds with an excellent selection of shops supplying all day to day requirements, good business and educational facilities, and various places of worship. It is conveniently placed for such centres as Cheltenham (18 miles), Stratford upon Avon (18 miles), Evesham (15 miles), Oxford (28 miles) and Moreton in Marsh with main line station (4 miles). All distances are approximate only.

## Description

Quarwood is a private estate located on the southern outskirts of Stow on the Wold.

The Coach House including a fully equipped integrated kitchen, bathroom and ensuite bath and shower room to the master bedroom. Marbled tiles floors to the bathrooms and kitchen areas and oak laminate flooring to the dining area and lounge. The property has the benefit of gas central heating using an eco tec boiler and home water booster. The property enjoys gardens to the front and rear of which part is communal with neighbouring properties. The Coach House is a semi-detached property.

The accommodation comprises:

Front door to the property is located at the side, opening into a hallway with doors to WC cloakroom, Utility Room housing the boiler, large Sitting Room and stairs to first floor.

## WC Cloakroom

White suite with wc and concealed cistern, wall mounted wash hand basin with chrome handles and chrome toilet roll holder and hand towel holder. Large stone effect framed mirror. Radiator. Wood panelling to waist height. Marbled tiled floor. Mullion window with blind.

## Utility Room

Two steps up to Utility Room incorporating beech worktop with washing machine and tumble drier under. Floor to ceiling cupboards housing Eco tec Valliant Boiler and Grundfos Home Booster 3.0 bar and Aniston hot water tank, radiator, coat hooks.

Half-glazed door with blind to rear patio and garden area. 3 no. Spotlights on track. Marbled tiled floor.

## Sitting Room 26'02" x 19'07" (7.98 x 5.97)

Door and step down to lounge from hallway. Oak laminate flooring. Four large sets of arched mullion windows with blinds to front and side. Two dark wood beams stretching from floor, along the wall and across the ceiling. Stone fireplace, hearth and mantle with picture spot light over. Understairs cupboard with light. Two radiators. Door to kitchen/dining room. Further window to rear with blind.



## Kitchen/Dining Room 21'04" x 9'10" (6.50 x 3.00)

Dining Area 11'01" x 9'10"

Mullion window to front with curtains with radiator under. Oak laminate floor, breakfast bar with three stools. Wooden chandelier.

Kitchen Area 10'11" x 9'10"

Step up to kitchen area. Oak laminate flooring. Range of floor and wall mounted cabinets with cream gloss finish. Integrated oven with four ring hob over and stainless steel extractor fan with light. Stainless steel single bowl sink and drainer with chrome mixer tap and mullion window above to rear aspect. Free-standing dishwasher under wooden beech worktops throughout the kitchen. Built-in eye level Lamona microwave along with Lamona integrated fridge and freezer under the breakfast bar. Half glazed back door to rear patio and beyond to shared lawned area.



Stairs from the hallway rise to the First Floor with small turn near the top steps, window and blind.

### Landing

Ornate white painted iron balustrade with wooden rail over. Radiator



### Bathroom

Marble tiled floor. White suite comprising sink with chrome legs under and chrome taps and small white cupboard over. Toilet with concealed cistern. Chrome heated towel rail and toilet holder. Enamel bath with wooden cream painted panelling and chrome taps with shower attachment. Window to rear aspect. Four ceiling spot lights.

### Master Bedroom 10'5" x 12'10" (3.18 x 3.91)

Front aspect with views across the estate and beyond. Mullion window with curtains. Radiator. Wooden chandelier. TV point, carpet.



### Ensuite Bath and Shower Room

Marble tiled floor. White suite comprising sink with chrome legs under and chrome taps. Wc. Chrome heated towel rail and toilet holder. Enamel bath with wooden cream painted panelling and chrome taps. Curved corner shower cubicle with glass sliding door, chrome shower head and thermostat control. Mirror front wall mounted cabinet. Window with blind to rear aspect. Ceiling spot lights.

### Bedroom 2 11'11" x 9'6" (3.63 x 2.90)

Arched mullion window to front with radiator under, carpet.

### Bedroom 3 13'11" x 9'5" (4.24 x 2.87)

Arched mullion window with blind to front with radiator under and small mullion window with curtains to side aspect also. TV point, carpet.



### Bedroom 4 10'6" x 10'5" (3.20 x 3.18)

Double mullion window with curtains to rear with radiator under and small mullion window to side aspect also. TV point, carpet.



### Outside

The parking area for the property is outside the front garden wall with stone capped piers adjoining the Cotswold stone wall enclosing the shared front garden. A path leads round the property to the rear where there is a gravelled patio area for the property and a securely grated well. Steps lead up to a lawned and landscaped communal courtyard garden enclosed by Cotswold stone walling and well stocked flower beds.



### Parking

There is a parking area to the front, behind the wall to the front garden.



### Services

Mains electricity, gas, water and drainage are connected. Drainage is private with no cost. Gas boiler water heating. Broadband internet is available via Gigaclear at (up to) gigabit speed. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.



### Local Authority & Council Tax

Cotswold District Council, Trinity Road, Cirencester

Tel: 01285 623000

Council Tax Band D

Council Tax Payable 2026-27 £2459.38



## Energy Performance Certificate

EPC rating E

## Rent

£2,450 per calendar month excluding Council Tax, electricity, water supply rates, gas and telephone charges.

## Holding Deposit

A holding deposit of one week's rent £565 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

## Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £2,826 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

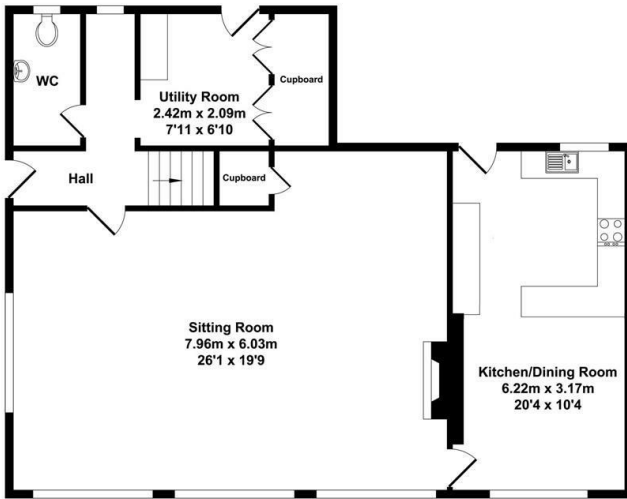
## Restrictions

- 1.Pets and children by arrangement (front and rear gardens NOT enclosed).
- 2.Non smokers only

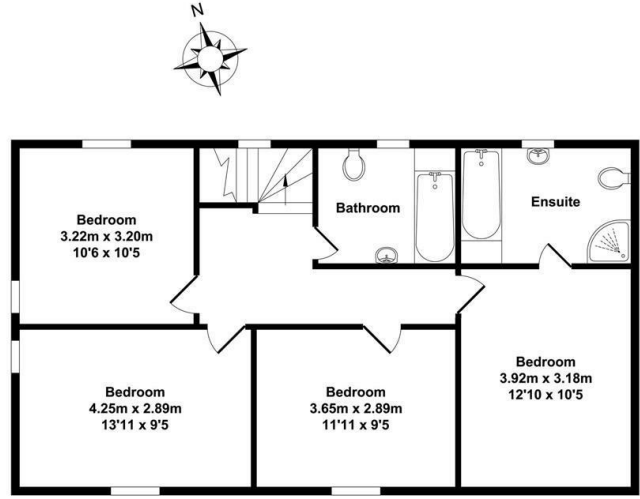
## Agents Notes

The property will not be managed by Tayler & Fletcher

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.



Ground Floor  
Approx. Floor  
Area 84.37 Sq.M.  
(908 Sq.Ft.)



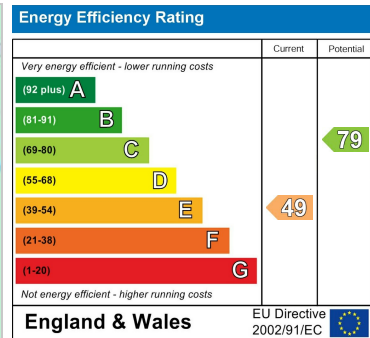
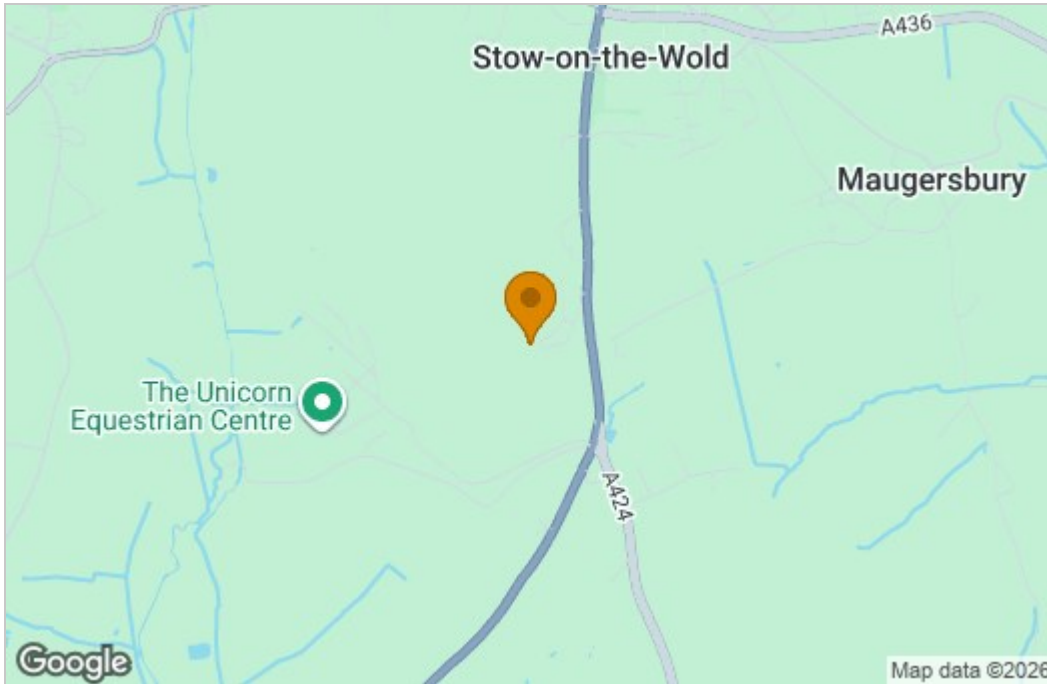
1st Floor  
Approx. Floor  
Area 69.78 Sq.M.  
(751 Sq.Ft.)

**Total Approx. Floor Area 154.15 Sq.M. (1659 Sq.Ft.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.