

# BRANWIN

STOW-ON-THE-WOLD, GLOUCESTERSHIRE



Moreton-in-Marsh 4 miles. Kingham 5 miles (mainline station London/Paddington from 90 minutes).  
Burford 10 miles. Broadway 10 miles. Cheltenham 18 miles. Oxford 28 miles. Soho Farmhouse 16 miles  
(all distances and times are approximate).

## A BEAUTIFULLY PRESENTED DETACHED HOUSE WITH A GARAGE, GARDENS AND PARKING, A SHORT WALK FROM THE MARKET SQUARE.

**Ground Floor:** Entrance Hall • Sitting Room • Dining Room/Study/Bedroom • Kitchen/Breakfast Room • Utility  
Ground floor Bedroom with adjoining Bath/Shower Room  
Integral Garage with Storage

**First Floor:** Large Bedroom with adjoining Shower Room  
Bedroom/Dressing Room/Study • Guest Bedroom with adjoining Shower Room

**Outside:** Enclosed lawned Gardens • Private Parking  
All set in about 0.15 Acre



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## DESCRIPTION

Branwin is a spacious family house, with flexible accommodation set over two floors. The rooms flow easily and can suit a variety of uses, bedroom 4 and the dining room could both easily be a dressing room, a nursery or a study to work from home. There are two well-proportioned main bedrooms, one on each floor, the ground floor bedroom is perfect for a person with limited mobility. There is a very well-appointed and stylish kitchen with high-end integrated appliances, high ceilings throughout the ground floor. Double doors from the sitting room lead to the terrace and most rooms have a pretty view over the lawns.

The house was redeveloped in 2019, features include engineered oak floors in the hall and the kitchen/breakfast room, a multifuel wood burner and the wonderful kitchen. The current owners have made further improvements adding character, creating extensive storage with eye-catching fitted wardrobes, sets of drawers and a desk. Subject to planning permission the garage could be developed, the loft is insulated and boarded for further storage.

The whole plot is enclosed by beech hedging, Cotswold stone walling and lapped wooden fences, the rear lawn has pretty wild flowers and orchids. There is parking for four cars and a garage all set behind wooden double gates.

## SITUATION & AMENITIES

Branwin is a short walk from all the town's facilities, pubs, cafes and shops. The popular town of Stow-on-the-Wold sits on the edge of the Cotswolds and is within a Conservation Area and an Area of Outstanding Natural Beauty. The town itself provides everyday shopping and business needs including a large supermarket, it is also a popular centre for antiques and art galleries.





The doctors surgery and the vets are only two minute walk away. The area is well catered for with excellent hotels and restaurants. The larger commercial centres of Oxford and Cheltenham both provide further recreational, educational and shopping facilities. The renowned Daylesford Organic Farm Shop and Spa is situated approximately 3 miles away. There are an excellent range of educational facilities in the area with a primary school in Stow and the superb Cotswold School in Bourton on the Water for secondary education.

There are regular local bus services to Cheltenham, Cirencester, Bourton-on-the-Water and Moreton-in-Marsh. Kingham and Moreton-in-Marsh Railway Stations provide a direct service to London Paddington. Stow is centrally located with access to London and the Southeast via the A40 to the M40 at Oxford, the North Via the A429 to the M40 and M69 and the southwest via the A40 to the M5.

### SERVICES

Mains water, drainage, electricity, and gas. Underfloor heating in the bath/shower rooms. Multi fuel wood burner in the sitting room. BT Broadband connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

### FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### TENURE

Freehold

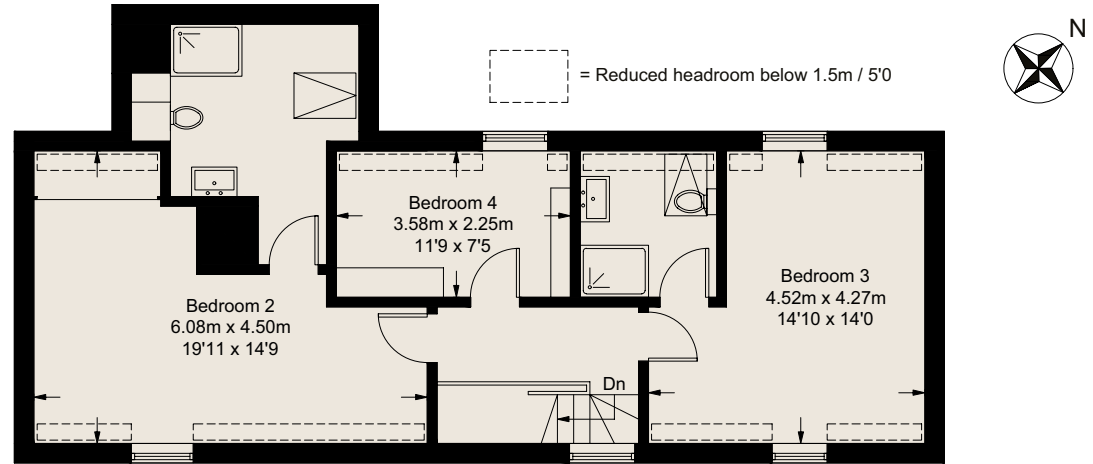
### LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX.  
Tel 01285 623000 [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

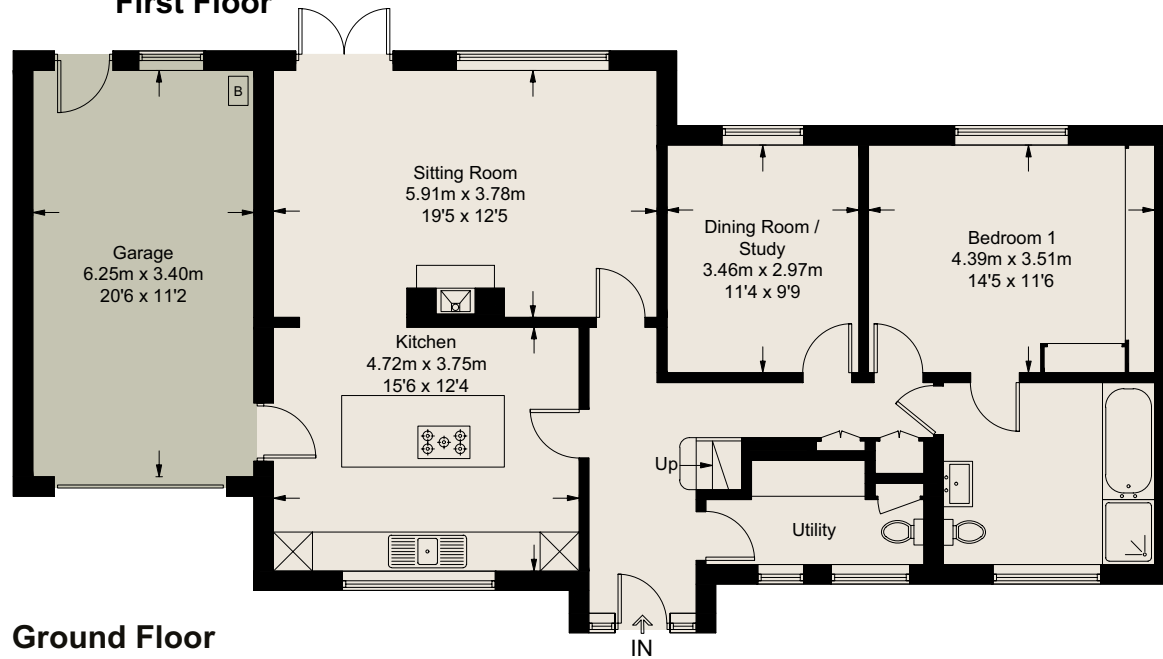
### COUNCIL TAX

Band E





**First Floor**



**Ground Floor**

Approximate Gross Internal Area = 190.6 sq m / 2051 sq ft  
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1072030)



## VIEWINGS

Please telephone Butler Sherborn: Stow-on-the-Wold Office  
 T 01451 830731 or The London Office T 0207 839 0888.  
 E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

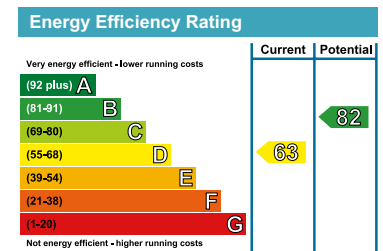
## DIRECTIONS (POSTCODE GL54 1DU)

From the Butler Sherborn office continue down Park Street and turn right into Lower Park Street, at the junction, turn left into Maugersbury Park. Branwin is on the left handside, marked by the double wooden gates set in the beech hedge.

What3words: [///serve.tweed.exclusive](https://www.what3words.com/serve/tweed/exclusive)



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