



"The Limes", Stow-on-the-Wold

The Cotswolds | Gloucestershire | GL54 1EJ

**The Limes, Evesham Road,
Stow-on-the-Wold, Gloucestershire, GL54 1EJ**

Situated in the sought after village of Stow on the Wold, this fantastic property has an abundance of charm and character and makes for the perfect family home. Built in 1901 and finished in 1911 this was formerly owned by the Rutland Family. In 1926, it was renamed 'The Limes' because of the lime trees in the garden.

Stow on the wold is renowned in the North Cotswold's as a former wool town which offers a wide selection of excellent shops, pubs and restaurants. The perfect country town that encapsulates what the Cotswold's are.

A fantastic opportunity to acquire this beautiful family home that has been in the same family for generations. Currently utilized as a successful guest house, this property than spans near to 3400sqft is the perfect Cotswold Family home. This property comprises of 8 double bedrooms which includes two separate annex's. From the minute you enter through the beautiful front door, you are greeted with a hallway full of character; from the original tiles on the floor to the beautiful wooden balustrade on the staircase leading to the first and second floors.

To the rear of the property is the spacious and airy Kitchen which comprises of integrated appliances which includes two ovens, two fridges and two freezers. The large windows allows for an abundance of natural light to pour through onto the wooden kitchen. A back door leads





to the rear of the property and into the manicured and beautifully maintained garden area as well as to the left leads you through to a separate annex which comprises of a double room and ensuite bathroom.

Through to the main house you come to the Sitting Room which has beautiful original features including an open fireplace and bay windows, which again, let the natural light in. A door leads through to the Dining Room which is dual aspect and is bright and spacious a continuation from the rest of the home.

To finish of the ground floor are two further rooms which could be used as a snug, a home office or bedrooms as they both benefit from their own bathrooms.

Ascending the beautiful staircase with in keeping traditional paneling; you come to the first floor which is another fabulous use of versatile space and living. Three double bedrooms, all with modernized ensuite bathrooms complete the floor with another large room which could easily be used as a first floor snug area. The second floor does not disappoint either; making use of the abundance of space that this property has to offer. A double bedroom with ensuite is accompanied by a smaller bedroom with toilet room off the landing. This floor is the perfect floor to use as a master suite due to the fact that both bedrooms have access to the living





space that it is currently used for.

This property is the gift that keeps on giving, with a fabulous front and back garden area. A back gate leads you straight onto the lane which takes you to the renowned town of Stow on the Wold. Whilst, to the rear of the property the manicured, tiered gardens allow for peace and tranquility. With multiple seating areas, you have the ability to sit and enjoy the water from the small stream that runs through the garden into the Coy Carpe Pond. The perfect outside area for entertaining on a Saturday and relaxing on a Sunday.

There is also a Wooden Car port and a brick garage that is the perfect location for storage.

Services: Mains Drainage, Mains Electric, Mains Gas, Mains Water.

Administration Deposit:

Fox Town and Country Homes requires a £1,000.00 + VAT deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property.





The Limes, Stow on the Wold, GL54 1EJ



Total Approx Area: 315.0 m² ... 3391 ft² (excluding garage)
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 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 appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E		71	(39-54) E
(21-38) F	52		(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

Tel: 01684 210950 or 01905 947640
 contact@foxtownandcountryhomes.co.uk
 39, Worcester Road, Malvern, Worcestershire, WR14 4RB
 www.foxtownandcountryhomes.co.uk

