



HARRISON
Sales &
Lettings
HARDYEN

Griffin Close, Stow On The Wold



Upon entering the property, there is a hallway with access to the utility room/downstairs WC to the left, and straight ahead you are welcomed by the living room, which flows round through to the dining area and contemporary shaker style kitchen. Completing the ground floor is a conservatory off the living room, which has double doors onto the rear garden.

On the first floor, there are three bedrooms, two doubles and one single, all benefiting from built-in storage, plus a modern family bathroom. Continuing up to the second floor, there is another well sized double bedroom and a room currently being used as an office space.

Outside, there is a paved driveway with parking for two cars and an electric car charging point. To the rear there is a low maintenance garden, with raised gravel area, borders for bedding and laid lawn in the centre, perfect for relaxing and entertaining.

EPC: C

Council Tax Band: D

Tenure: Freehold

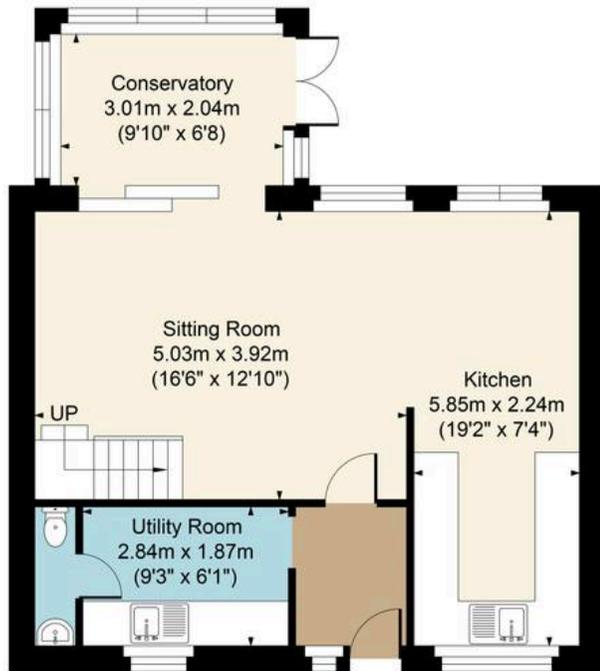
What3Words: /// [thrashed.caravan.spoken](https://www.what3words.com/?i=thrashed.caravan.spoken)

Stow-on-the-Wold enjoys an elevated position in the centre of the north Cotswolds, offering a wide range of individual shops arranged around a central square composed almost entirely of old Cotswold stone properties, with several public houses, coffee shops, a library, police station and church. There is a primary school situated on the edge of the town and a wider range of amenities can be found within easy reach, including Tesco store and main line train station at Moreton in Marsh and Kingham, which have direct lines to London.

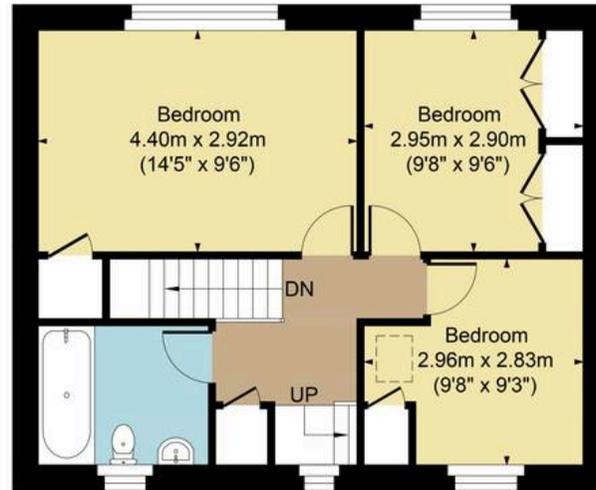




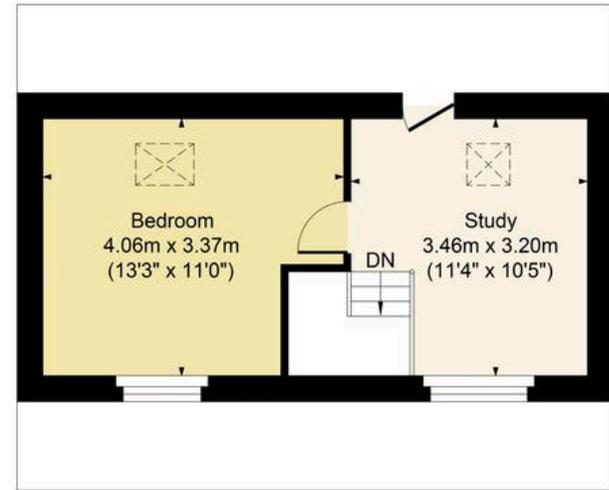
Main House Approx. Gross Internal Area:- 118.83 sq.m. 1279 sq.ft.
Total Approx. Gross Area:- 118.83 sq.m. 1279 sq.ft.



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
www.dmlphotography.co.uk