

Holly Blue



Camp Gardens, Stow-on-the-Wold,
Gloucestershire, GL54 1DQ

51°55'53.4"N 1°43'11.3"W
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THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Holly Blue forms one of four attractive Cotswold stone houses, in a luxury development on the edge of Stow-on-the-Wold. Built by specialist developer, Sobry Beak, Holly Blue has been expertly crafted and sustainably built; the result being a home that provides a compelling mix of fresh, light and modern spaces with close attention being made to ensure that local suppliers and materials were used for the majority of the build. It is clear that the attention to detail is second to none, and that Sobry Beak have combined their expertise of the property landscape to create this stunning home that very suits modern day, family living. This attractive property, with its high end interiors forms a perfect balance of town and country living in the Cotswolds.

Please note that the furniture in this photograph has been virtually staged



STYLE & FINISH

KITCHEN

Hunt Bespoke Kitchens & interiors
All units are handmade and hand painted
Siemens appliances
Range cooker
Quooker Fusion boiling tap

WALK IN PANTRY

Hunt Bespoke Kitchens & interiors

UTILITY ROOM

Hunt Bespoke Kitchens & interiors
Siemens washing machine & tumble dryer
Perrin & Rowe taps

BATH/SHOWER ROOMS & CLOAKROOMS

CP Hart

WALK IN WARDROBE

Hunt Bespoke Kitchens & interiors

LIGHTING

Down-lights and provisions for pendant lighting

HEATING & VENTILATION

Air Source Heat Pump Mechanical Ventilation with Heat Recovery (MVHR) system
Ground floor - Underfloor heating
First floor - Radiators
Log burner - Chesneys : Salisbury 5 series

FLOORING

Ground floor - Wooden floor
Kitchen & Pantry - Stone floor
First floor - Carpets
Bath/shower rooms - Tiles

GARDEN

Landscaped garden
Outside water tap
Outside electrical point

GARAGE

Double garage
Electrical vehicle charging point

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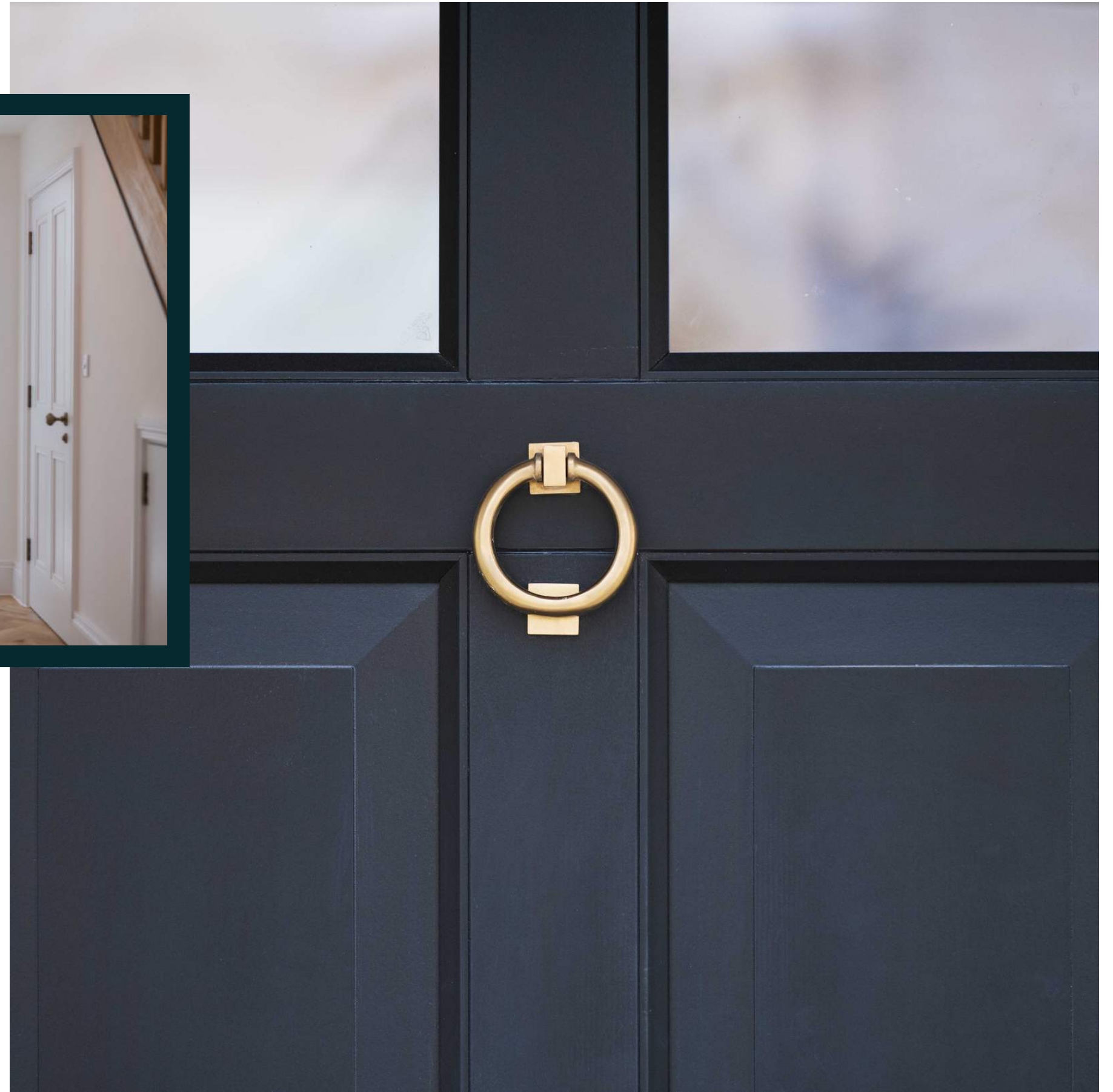
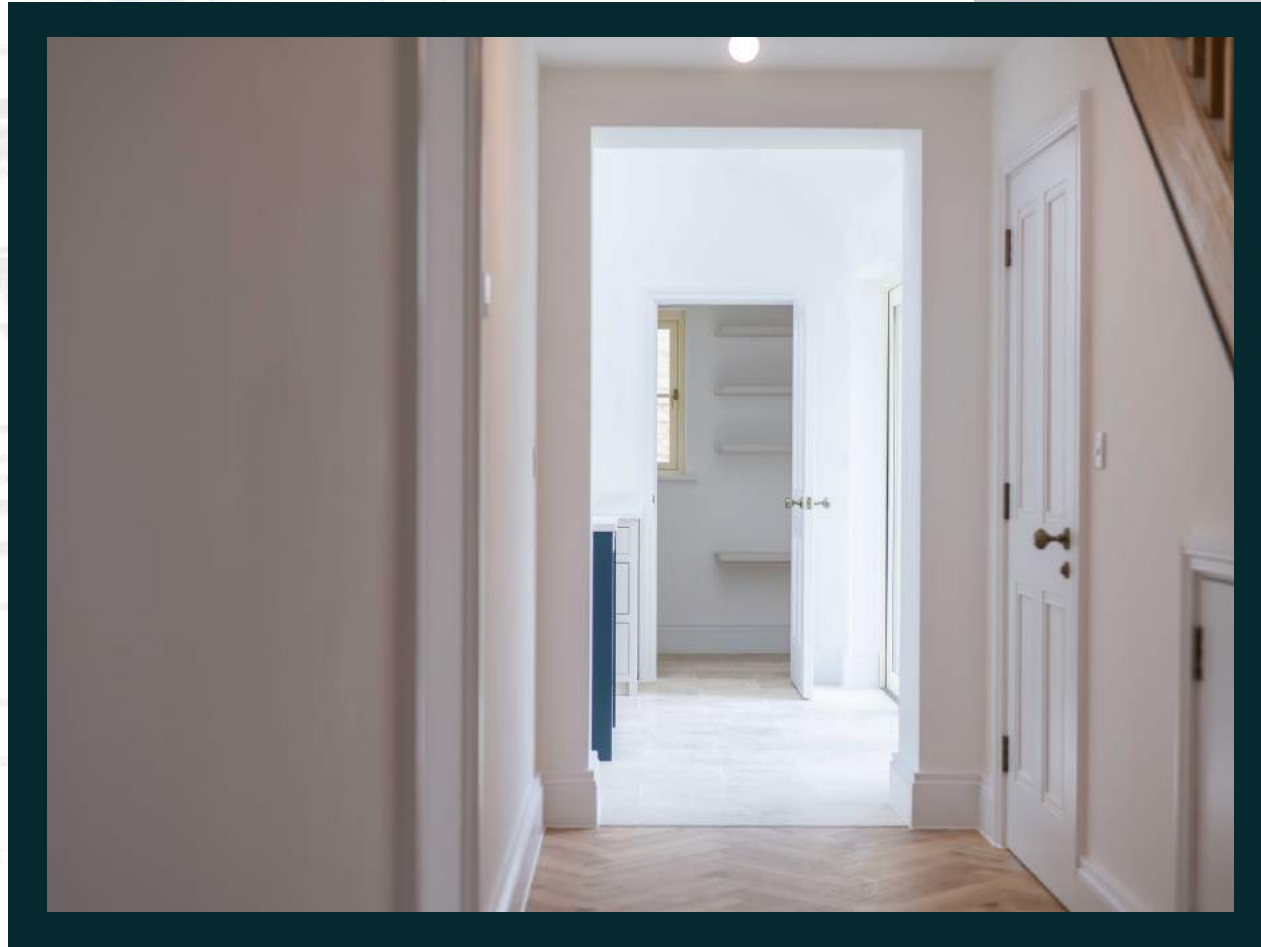


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THE FINER DETAILS



BEDROOMS

3

RECEPTION ROOMS

2

BATH/SHOWER ROOMS

2

DOUBLE GARAGE

1

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THE FINER DETAILS



WHAT3WORDS

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CO-ORDINATES

51°55'53.4"N 1°43'11.3"W

SERVICES

Mains water, electricity and drainage

Air source heat pump

Private soakaway for excess rainwater

SAP EPC

B

COUNCIL TAX

TBC

LOCAL AUTHORITY

Cotswold District Council

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ABOUT THIS AREA

The highest of the Cotswold towns, Stow-on-the-Wold is a quintessential English town. Mellow Cotswold stone houses, shops and hotels are surrounded by pretty villages and rolling countryside. This historic wool town is known for its market square, its antique shops and its great selection of traditional pubs, inns and restaurants – making it a wonderful place to live.

There are a whole host of superb places to eat in Stow, with just two examples including Old Butchers and The Porch House.

Picturesque villages such as Lower Slaughter. Upper Slaughter, Broadwell, the Oddingtons and Kingham are just a handful of the wonderful villages in the immediate area.

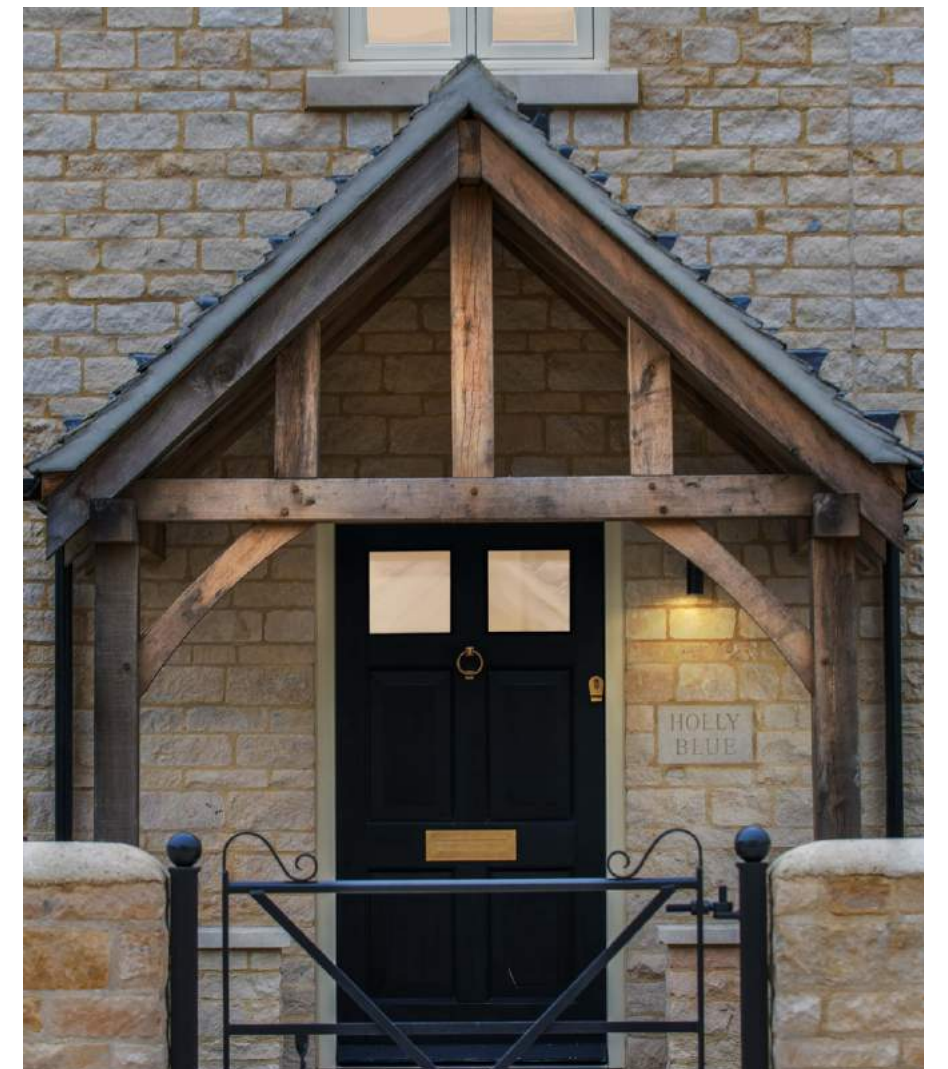
Set amidst a working organic farm, the world famous Daylesford Organic is only 3.5 miles to the east of Stow. You can't get much closer to the source than in their farmshop which is stocked with fruit and vegetables harvested daily from their market garden, pasture-raised meat from their own farms, artisan bread from their bakery and award-winning cheese from the creamery.

If this wasn't enough, Soho Farmhouse is within striking distance as are some of the area's most fantastic pubs and restaurants; three of which include the recently refurbished Fox in Oddington, The Wild Rabbit at Kingham and Kings Head at Bledington.

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ABOUT THIS AREA

Cheltenham would be the nearest large town and provides broader shopping and recreational needs. This edge-of-Cotswolds spa town is hard to beat for refined elegance and Regency terraces, annual festivals, premier schools and racecourse. There is a fortnightly farmers market, shops and restaurants all surrounded by glorious countryside. Cheltenham has previously been selected by The Sunday Times newspaper as one of the best places to live in Britain. The Promenade is considered to be one of the most beautiful thoroughfares in the country, with its tree lined avenue flanked by smart shops and cafés. Cheltenham is home to a number of festivals, the most notable being the world renowned, Cheltenham Festival - a highlight in the National Hunt Season, it provides an unrivalled atmosphere.

There is a good selection of schools, both state and private in the area as well as a choice of train stations at both Moreton in Marsh (4.6 miles) and Kingham (5.1 miles).

TOWNS & TRAIN STATIONS

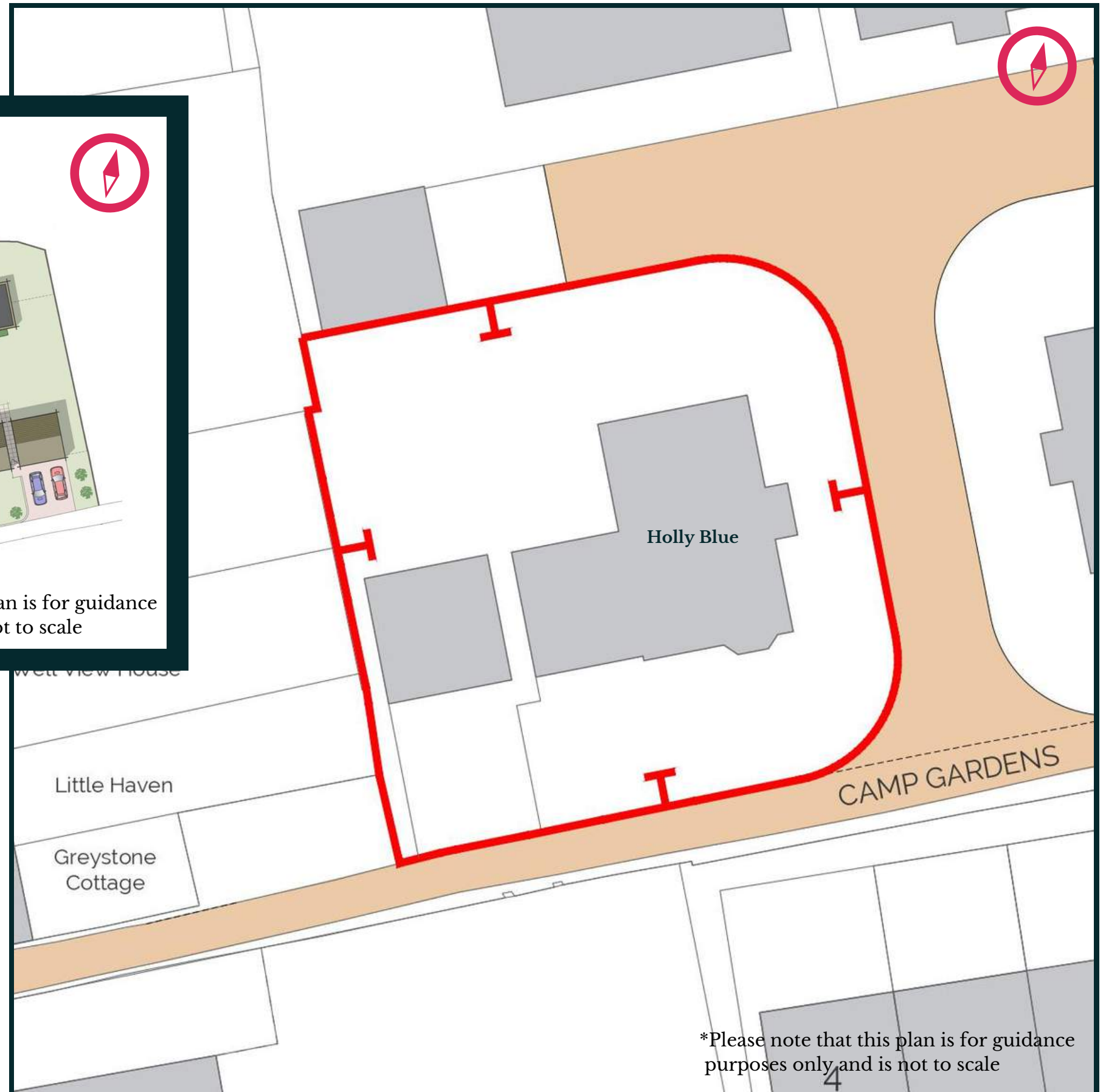
- Bourton-on-the-Water 4.2 miles
- Moreton-in-Marsh 4.5 miles
- Cheltenham 18 miles
- Kingham Station 5.1 miles
- London Paddington from 79 minutes
- Moreton in Marsh Station 4.6 miles
- London Paddington from 87 minutes

LOCAL

- Old Butchers, Stow-on-the-Wold
- The Porch House, Stow-on-the-Wold
- Daylesford Organic, Daylesford



THE FINER DETAILS



AGENT'S NOTES

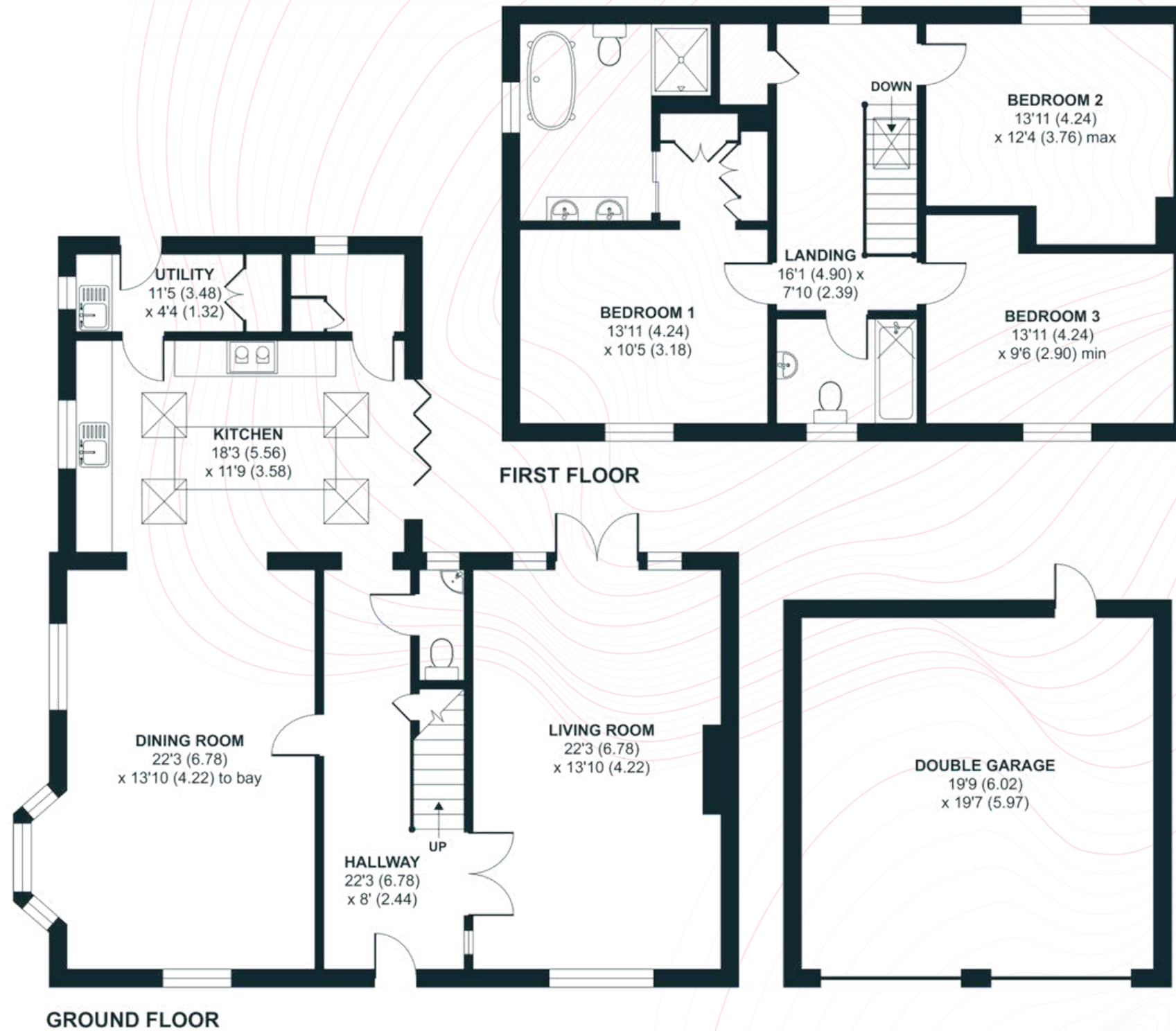
The property will come with all the necessary certificates, warranties and guarantees in the handover pack and will include a 10 year new build warranty.

The ownership of the communal areas will be retained by the developer up until the final of the four properties has been sold. At this point, a management company will be set up and a member of each property will be appointed as a director.

There are restrictive covenants which have been put in place to enhance the enjoyment of living at Camp Gardens. Please speak to the agent for further details.



FLOORPLAN



Total - 218.4 sq m / 2,351 sq ft | Approximate Area - 182.5 sq m / 1,965 sq ft | Garage - 35.9 sq m / 386 sq ft

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken April 2023. Particulars prepared in April 2023.

AREA GUIDE

The Cotswolds

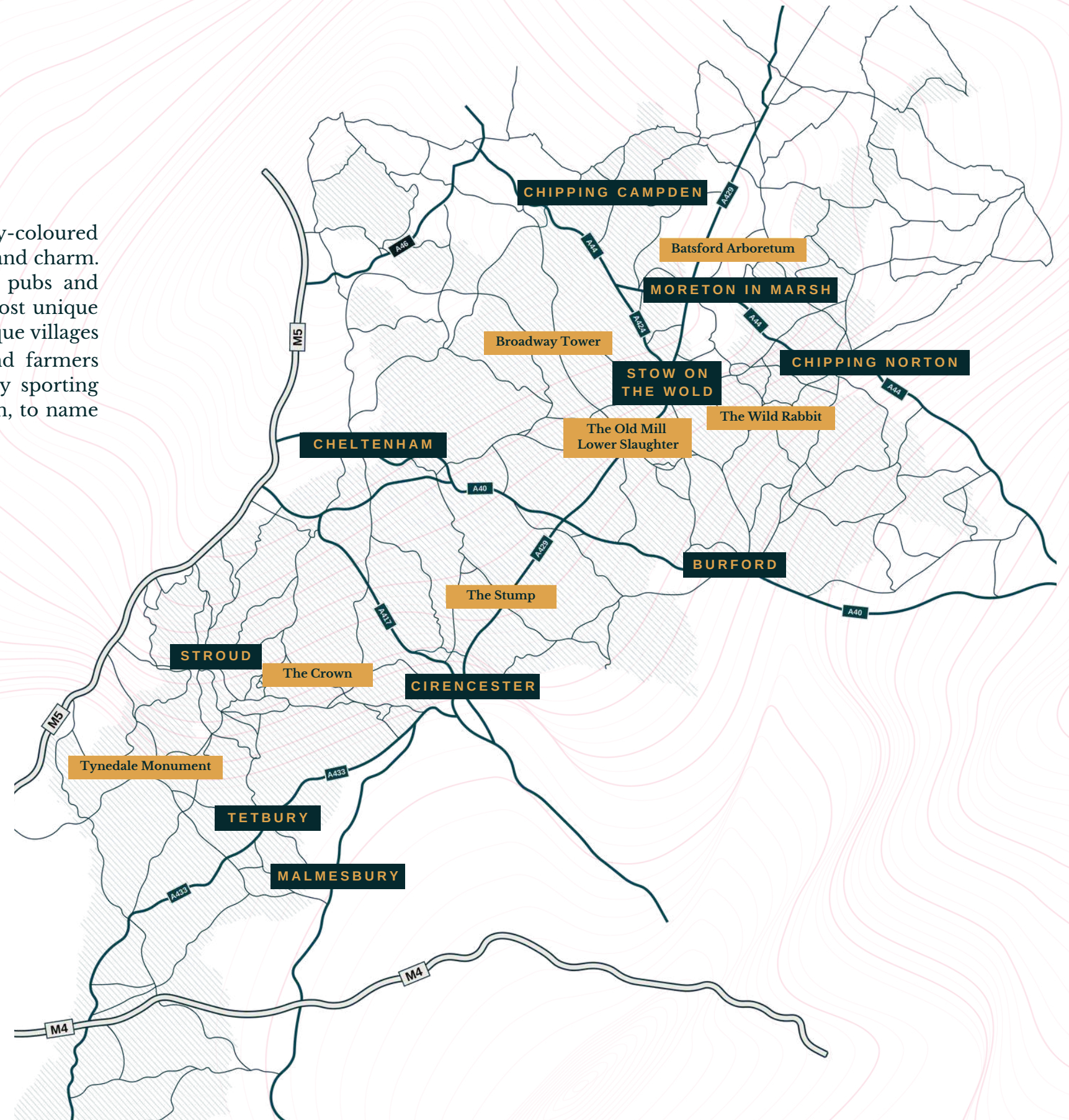
Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation of picturesque villages – with a variety of quirky and independent shops, restaurants and farmers markets – or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.

WALKING **Broadway Tower**
A iconic landmark on top of the beautiful Cotswold escarpment.

EATING OUT **Wild Rabbit, Kingham**
A reinvention of a traditional English pub, located in the heart of the most beautiful village

EVENT **The Cheltenham Festival**
A highlight in the National Hunt Season that provides an unrivalled atmosphere. Experience four days of the finest horses, jockeys and trainers battling it out for the highest honours in racing.

DAY OUT **Westonbirt Arboretum**
The most important national arboretum in the country which is home to over 2,500 different species of trees. Westonbirt is the perfect place for you to escape, relax or have an adventure and best known for its spectacular display of autumn colour.





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51° 42' 58.9" N 1° 12' 54.6" W