
Knight Frank
1 ROCK COTTAGES, MAUGERSBURY



COTSWOLD STONE COTTAGE IN SOUGHT-AFTER LOCATION

Stow-on-the-Wold 0.5 miles, Moreton-in-Marsh 4 miles, Kingham 5 miles (mainline station to London Paddington from 76 minutes), Broadway 10 miles, Burford 10 miles, Cheltenham 18 miles, Oxford 28 miles. Distances and times approximate.

2	2	1	D

Local Authority: Cotswold District Council

Council Tax band: D

Tenure: Freehold





LOCATION

Maugersbury predominantly consists of characterful Cotswold stone properties, with a thriving community and is renowned for its beautiful views. It is within walking distance of Stow-on-the-Wold, which provides day to day amenities, including a large supermarket, excellent restaurants, coffee shops, public houses and delicatessens. Nearby are Daylesford Organic Farm shop, the Bamford Club and Soho Farmhouse. More comprehensive facilities can be found in Cheltenham, Stratford-upon-Avon, Oxford and Banbury. Schooling in the area is outstanding, including Kitebrook, Tudor Hall, Cheltenham Boys and Ladies' Colleges, The Cotswold Academy plus Oxford Schools which include The Dragon, Summerfield's and St Edwards. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Lyneham, Naunton Downs, Broadway and Burford, rugby at Worcester, Gloucester and Stow-on-the-Wold RFC.









PROPERTY

The front door opens into a spacious reception room featuring attractive oak flooring that extends throughout the ground floor, bespoke inset bookshelves and a striking stone fireplace with a wood-burning stove, creating a warm and inviting focal point.

To the rear of the property is a well-appointed kitchen, fitted with a range of wall and base units and incorporating integrated appliances, including a dishwasher, fridge freezer, double oven and electric hob with extractor hood above. Double doors open directly onto the rear terraced garden, providing an excellent space for indoor-outdoor living. A cloakroom completes the ground floor accommodation.

On the first floor are two generous double bedrooms. The principal bedroom benefits from an en suite shower room, while a separate family shower room serves the second bedroom.

The cottage also enjoys outstanding views to the front across the picturesque Cotswold Hills, adding to its charm and appeal.





OUTSIDE

The property is approached via an attractive front garden, with a pathway leading to the front entrance.

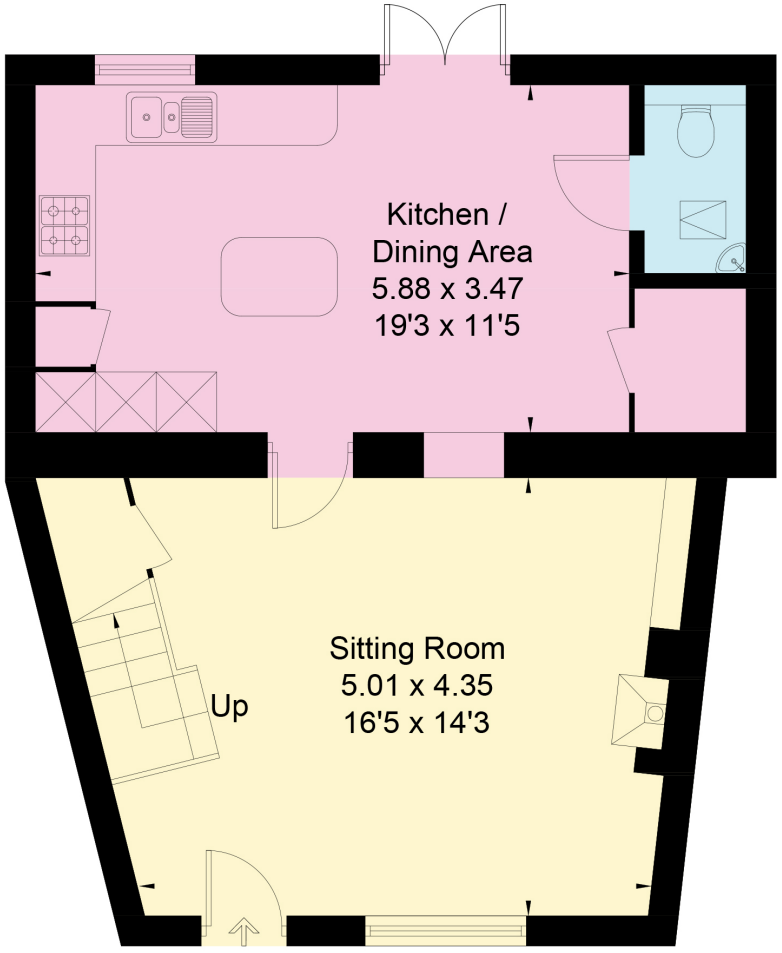
To the rear, a private and enclosed garden provides a delightful outdoor retreat. Predominantly laid to terrace and framed by mature trees, established shrub borders and traditional Cotswold stone walling, it offers the perfect setting for al fresco dining and entertaining.

For those who enjoy walking and the countryside, a network of footpaths can be found nearby, providing easy access to the surrounding rural landscape and the charming villages of Maugersbury and Stow-on-the-Wold.

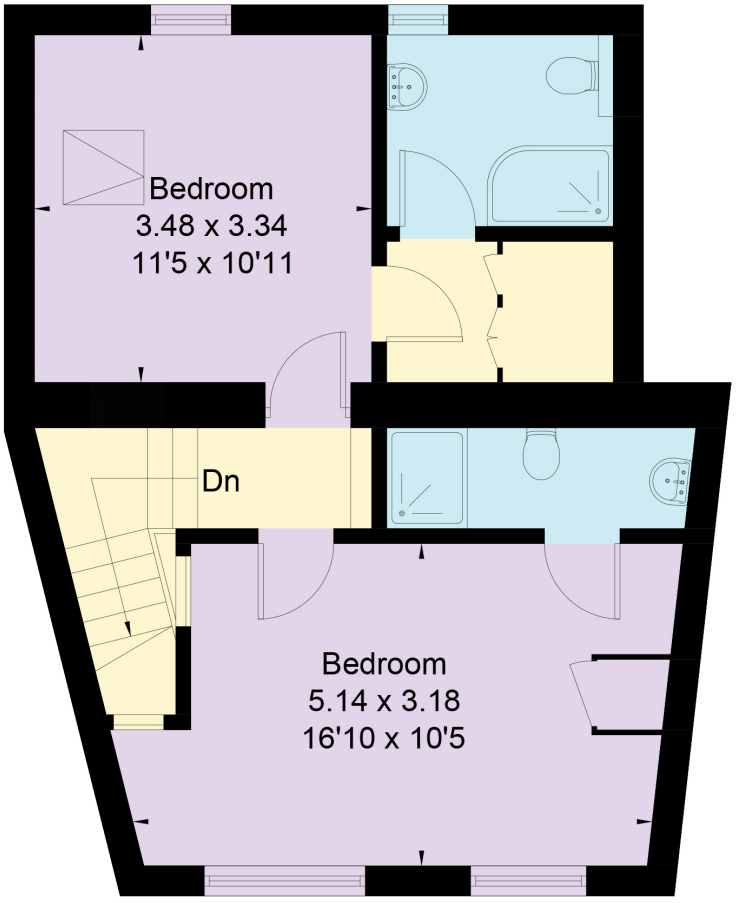




Approximate Floor Area = 100.3 sq m / 1080 sq ft



Ground Floor



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71006

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Helen Waddilove
01451 600610
helen.waddilove@knightfrank.com

Knight Frank Stow on the Wold
Brett House, Park Street, GL54 1AG

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated October 2026. Photographs dated 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.


Knight
Frank