



Brookview

Lower Swell | Cheltenham | Gloucestershire | GL54 1LF

HOLMANS
ESTATE AGENTS

Brookview

Lower Swell | Cheltenham | Gloucestershire

Cheltenham - 17 miles

Stratford-Upon-Avon - 22 miles

Oxford - 32 miles

Stow-On-The-Wold - 1 mile

Deceptively spacious four bedroom period cottage set in a central village location with a separate office/ accommodation.

Central Entrance Hall | Kitchen | Living Room | Dining Room | Master Bedroom | Three Further Bedrooms | Separate Office/Occasional Accommodation | Gardens |

EPC rating E41

Guide Price: £950,000



Positioned to enjoy a sunny open-aspect to the front over countryside from most major rooms and over gardens and countryside to the rear, this deceptively spacious two-storey four bedroomed country retreat is believed to date from the early 17th century and was originally three individual cottages.

The property combines the innate character and charm of a period home with the refinements of modern day living and includes antique stone flagged floors to the majority of the ground floor, small paned windows with built-in window seats, exposed antique beams, two original fireplaces with working fires and one with a homely woodburning stove. Most importantly, the property has an inherently comfortable feel throughout each room.

Modern refinements include a stylish fitted kitchen to the rear, oil-fired central heating with a pressurised water system, a beautifully tiled shower room on the first floor and an outstanding second floor bathroom with a free-standing roll-top bath.

Externally, the property has an 80 foot enclosed garden to the rear that has a bespoke office building, perfect for those looking to work from home, with its own shower room and mezzanine first floor landing suitable as extra accommodation if required. There is no allocated parking to the property but there is an informal parking bay across the road with many parking spaces.

In short, for those looking to exchange city living for the Cotswold dream and perhaps looking to work from home, this is an exciting opportunity and not to be missed. To make things even better, the property is located on a level position only a few hundred yards from the Golden Ball, a reputable local public house in the centre of the village. Lower Swell is positioned close to the hilltop market town of Stow-on-the-Wold with a wide range of shops, hostelryes and amenities midway between other famous towns of Bourton-on-the-Water and Moreton-in-Marsh with the latter having rail links to London Paddington.



General

Council tax band F

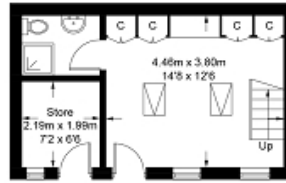
Directions

From Moreton-in-Marsh office, turn left and continue South along the A429, the Fosseyway, for approximately five miles to Stow-on-the-Wold. Continue through the traffic lights at the junction with Tesco supermarket, through the next set of lights and turn right at the third set of traffic lights signposted Lower Swell. When descending in to the village continue around a bend to the left, and as the road bends to the right, Brook View is the third cottage on the right hand side. Park in the unallocated bay adjacent to the road on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

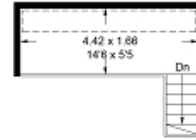
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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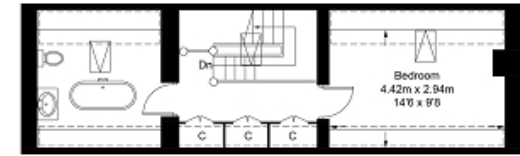


Annexe
25.1 sq m / 270 sq ft

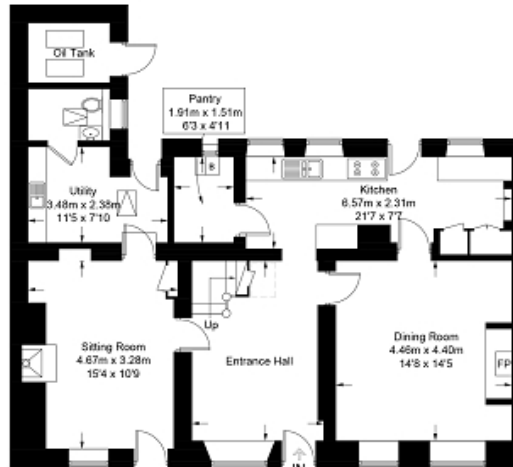
(Not Shown In Actual Location / Orientation)



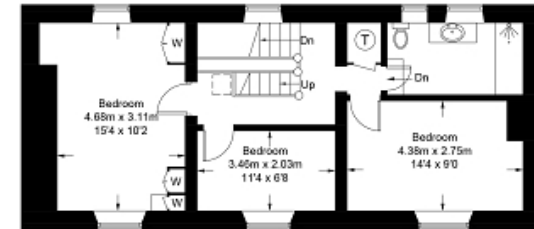
Mezzanine Floor
8.5 sq m / 91 sq ft



Second Floor
40.4 sq m / 435 sq ft



Ground Floor
94.3 sq m / 1015 sq ft



First Floor
56.9 sq m / 612 sq ft

Approximate Gross Internal Area = 191.6 sq m / 2062 sq ft
Annexe / Mezzanine Floor = 33.6 sq m / 361 sq ft
Total Area = 225.2 sq m / 2423 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1175639)



Tel: 01608 652345

Barklays House, High Street, Moreton-In-Marsh.
Gloucestershire. GL56 0AX
sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

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