

THE PIECE

LOWER SWELL, GLOUCESTERSHIRE



Stow-on-the-Wold 1.5 miles, Cheltenham 19 miles,
Cirencester 21 miles, Rail Stations to London
Paddington: Moreton in Marsh 4 miles,
Kingham 5 miles (approx 90 minutes)
(All distances and times are approximate)

**A detached single storey home with
scope for improvement, set in an
elevated position, large garden with
a Cotswold stone barn.**

Ground Floor: Entrance Hall • Sitting Room • Study
Kitchen/Breakfast Room • Utility/Cloakroom
Main Bedroom • Two further Bedrooms • Bathroom

Outside: Enclosed gardens • Wooden Decked Terrace
Cotswold stone carport/barn • Private Parking

Set in 0.43 Acres/ 0.175 Ha

**Butler
Sherborn** 

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DESCRIPTION

The Piece is a detached property all on one level. It was built in the 1980's, and is constructed of reconstituted stone under a pitched tile roof. This property is in a wonderful, elevated position on the edge of the village backing onto the field belonging to the Abbotswood Estate. The Piece is also set well away from the village roads. This property has scope to be improved just as it is or as a larger family home. Any work may be subject to planning permission. Planning was granted previously, and details can be found on the Cotswold District Council website. 08/02165/FUL Replacement dwelling and alterations to existing garage Decision Issued Date 10th Oct 2008

The plot is approximately 0.43 acres with a drive in and out, there is a right of way at both ends of these driveways. There is an attractive detached Cotswold stone barn which is currently used as a double carport.

There is a fully fitted kitchen/breakfast room and a generous sitting room with a wood burner. The property benefits from good proportioned rooms with high ceilings, the main bedroom and bedroom two did once used to be one big bedroom. The loft space is perfect storage.

The gardens run around the property and are currently laid to lawn with some mature fruit trees and attractive specimen shrubs. Hedges and Cotswold stone walls partly enclose the gardens, making it ideal for a family with pets.

SITUATION & AMENITIES

Lower Swell is a delightful North Cotswold village situated on the banks of the River Dikler within An Area of Outstanding Natural Beauty. The village is surrounded by open countryside and benefits from a thriving primary school, parish Church and pub.



The attractive market town of Stow-on-the-Wold is set on the hill just over a mile away and provides local shopping facilities, including a supermarket and a wide range of shops, banks, boutiques, restaurants and pubs. More comprehensive facilities can be found at Cheltenham and Oxford.

The region has excellent links to the rest of the country via road and rail and is at the centre of an all-encompassing transport network. Cheltenham, Birmingham and Oxford are within easy reach and London just 90 minutes away with regular main line services to Paddington at Moreton in Marsh and Kingham stations.

There are a number of excellent educational facilities in the area both in the public and private sector. There is a primary school in the village which feeds to the Cotswold Academy in Bourton on the Water (Ofsted: Outstanding) other schools include the popular Kingham Hill School and Cheltenham Prep and College in Cheltenham.

Daylesford Organic Farm Shop & Spa is within 5 miles and numerous award winning village pubs and restaurants. Theatres at Stratford-upon-Avon, Chipping Norton and Oxford. National Hunt Racing at Cheltenham, Warwick and Stratford-upon-Avon. Golf at Broadway, Burford, The Wychwoods. There is also an extensive network of footpaths providing exceptional walking to neighbouring villages, including the Heart of England Way and bridleway, accessed within yards of The Old Vicarage.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Gigaclear broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Garden statuary, planters and pots are

specifically excluded. Other items are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cotswold District Council, Cirencester, Gloucestershire GL56 0AZ. T 01285 623000 W cotswold.gov.uk

COUNCIL TAX: Band E

TENURE

Freehold

VIEWINGS

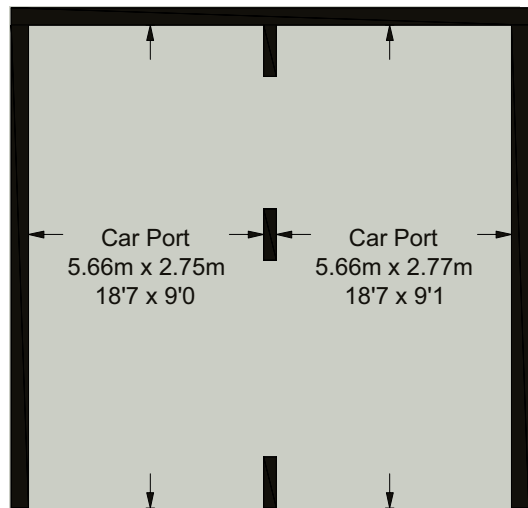
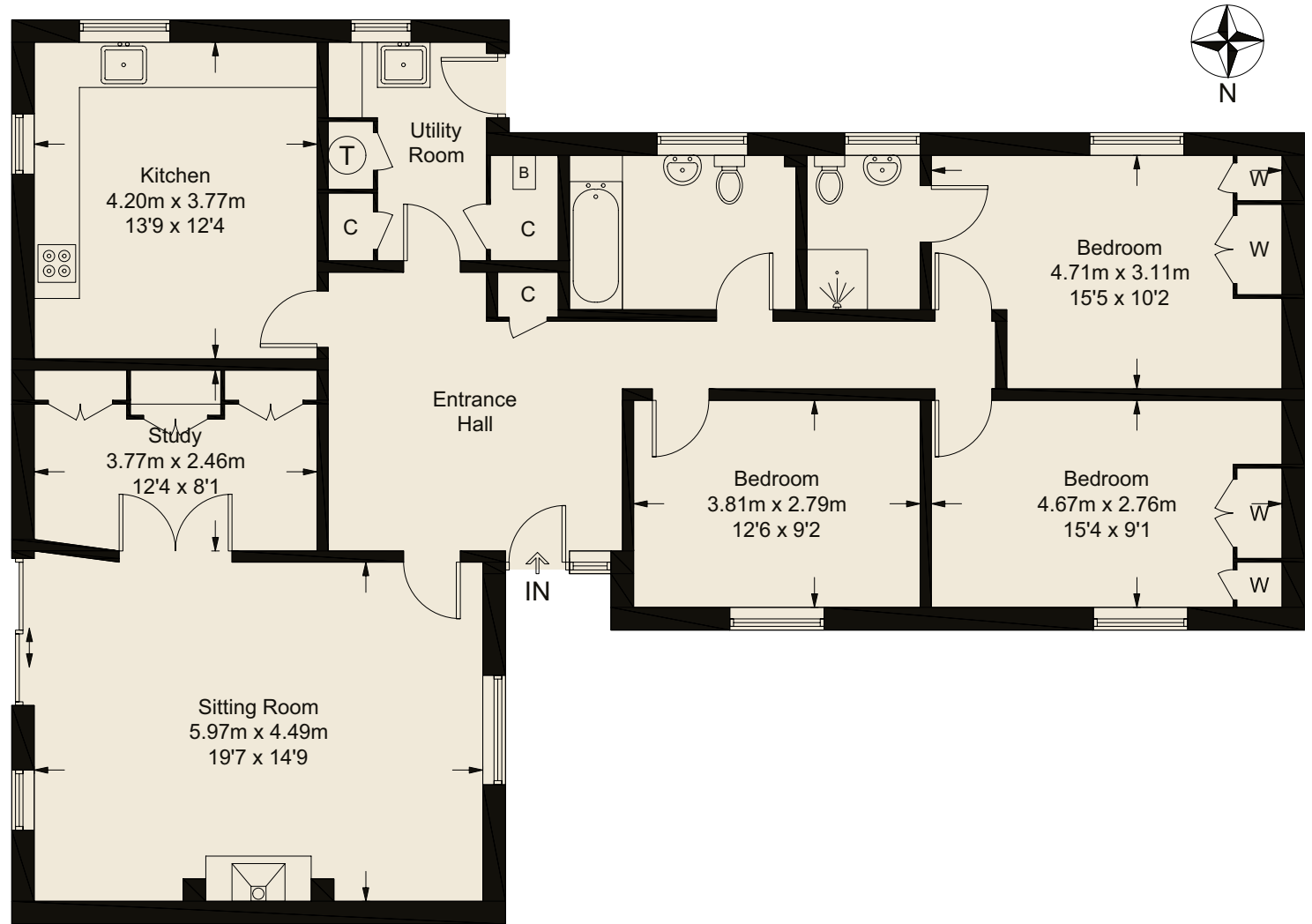
By prior appointment only. Please telephone Butler Sherborn, Stow-on-the-Wold office, 01451 830731 or The London Office 0207 839 0888 Email stow@butlersherborn.co.uk

DIRECTIONS (Postcode GL54 1LG)

From Stow-on-the-Wold take the B4068 in the direction of Lower Swell. Opposite the village pub the Golden Ball, on the right, there is a driveway set Cotswold stone pillars (Willow Bank and Hill View house names are engraved) take this turn and follow around to the left through the wooden gates.

what3words: nuzzling.fingertip.hoofs





(Not Shown In Actual Location / Orientation)

Ground Floor

Approximate Gross Internal Area = 130.5 sq m / 1405 sq ft
(Excluding Car Port)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1088883)



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