

# SWINGLETREES

STOW-ON-THE-WOLD, GLOUCESTERSHIRE





**A beautifully presented detached family house with a garage, gardens and parking.**

**Ground Floor:** Entrance Hall • Utility • Open Plan Kitchen/Dining Room • Cloakroom • Rear Hall to the garden • Sitting Room • Ground floor Bedroom with adjoining Bathroom

**First Floor:** Master Bedroom with adjoining Shower Room • 3 Further Bedrooms • Family Shower Room • Generous Landing with storage

**Outside:** Large Garden • Ample off-road Parking • Garage with storage • Plot 0.228 Acre.

**Planning Permissions Granted:** Planning Consent for extension to the garage • Rear extension for a Garden Room

**Butler  
Sherborn** 

**Stow-on-the-Wold Office**

Parklands House, Park Street, Stow-on-the-Wold,  
Gloucestershire, GL54 1AQ

T 01451 830731

E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**The London Office**

40 St James's Place, London, SW1A 1NS.

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)



## DESCRIPTION

Swingletrees is a spacious house set close to the heart of Stow-on-the-Wold. The property is finished to a high standard throughout, making a wonderful family home with flexible living accommodation set over two floors. This detached family house has well-proportioned rooms with a light and bright contemporary finish. The property is complemented by a large, enclosed garden, with ample gravelled parking by the house and an area of enclosed parking off the lane. Planning has been granted, to turn the garage into a studio or annex and to extend on the ground floor to make a garden room overlooking the lawns.

Double wooden gates lead to the gravelled parking and the detached garage, as this building is insulated, it offers scope for a range of different uses. The enclosed garden wraps around the house and is ideal for a family with children and pets. The south facing rear garden is predominantly laid to lawn with pleached hedging along the boundary. The rear terrace offers an ideal space for outside entertaining.

## PLANNING CONSENTS

- Swingletrees benefits from additional planning consent (Ref 18/02978/FUL New garage with office above) which was granted in September 2018.
- Planning granted in 2022 for the erection of a rear garden room. 22/03385/FUL

## SERVICES

Mains water, drainage, electricity, and gas. Broadband connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).







## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items 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 quasieasements 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.

## TENURE

Freehold

## LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX  
Tel 01285 623000 [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

**COUNCIL TAX:** Band C

## VIEWINGS

Please telephone Butler Sherborn: Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888.

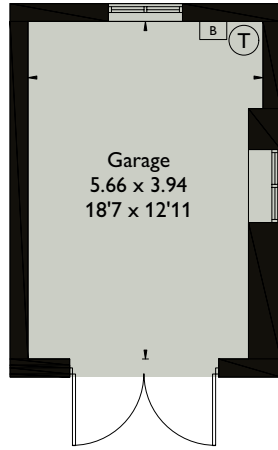
E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## DIRECTIONS (Postcode GL54 1DT)

From the Butler Sherborn office, take the road leading to Mangersbury, turn right into Back Walls, before the road bears right, Swingletrees is on the left, marked by the gates and the hedge.

**what3words:** [chum.judges.thud](https://www.what3words.com/)



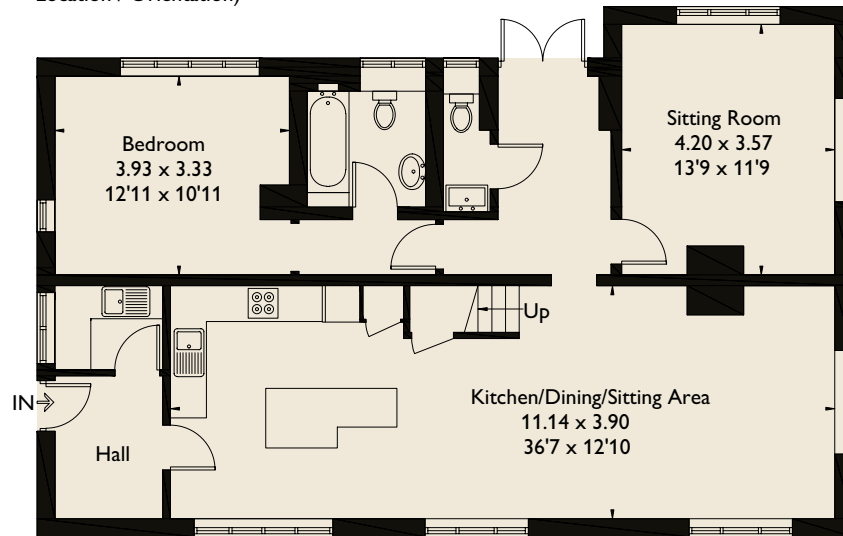


Approximate Gross Internal Area = 174.9 sq m / 1883 sq ft  
 Garage = 21.6 sq m / 232 sq ft  
 Total = 196.5 sq m / 2115 sq ft

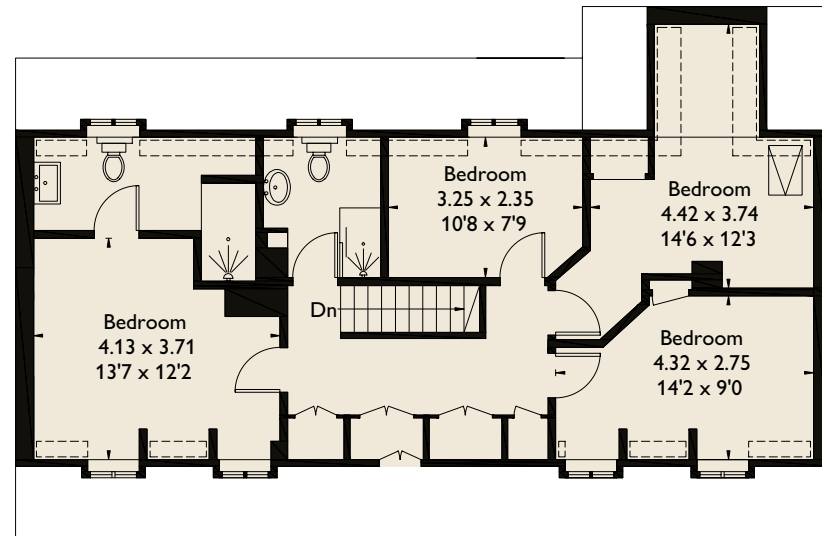


= Reduced headroom below 1.5m / 5'0

(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099

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





#### Pubs

- The Old Butchers 0.3 mile
- The Wild Rabbit Kingham 5.5 miles
- The Fox Oddington 2.4 miles



#### Schools

- Stow-on-the-Wold Primary School 0.5 mile
- Cotswold Academy 3.8 miles
- Kingham Hill 5.7 miles



#### Train Stations

- Kingham Station 5.7 miles
- Moreton in Marsh station 4.3 miles



#### Members Clubs

- Daylesford Organic Shop and Spa 4.1 miles
- Soho Farmhouse 17.5 miles

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

