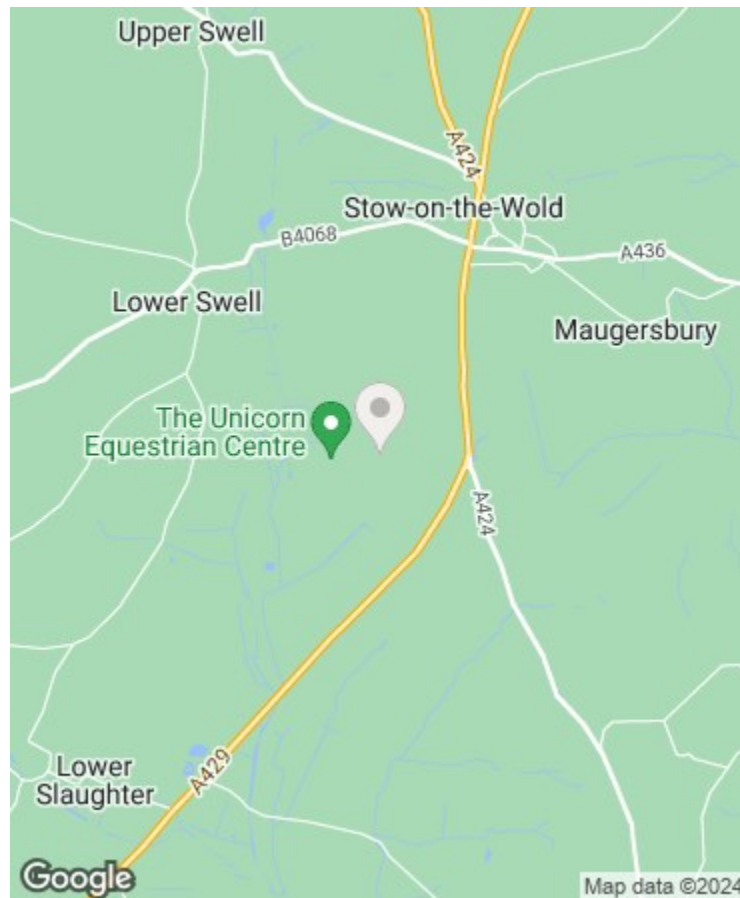




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



### Directions

### Viewings

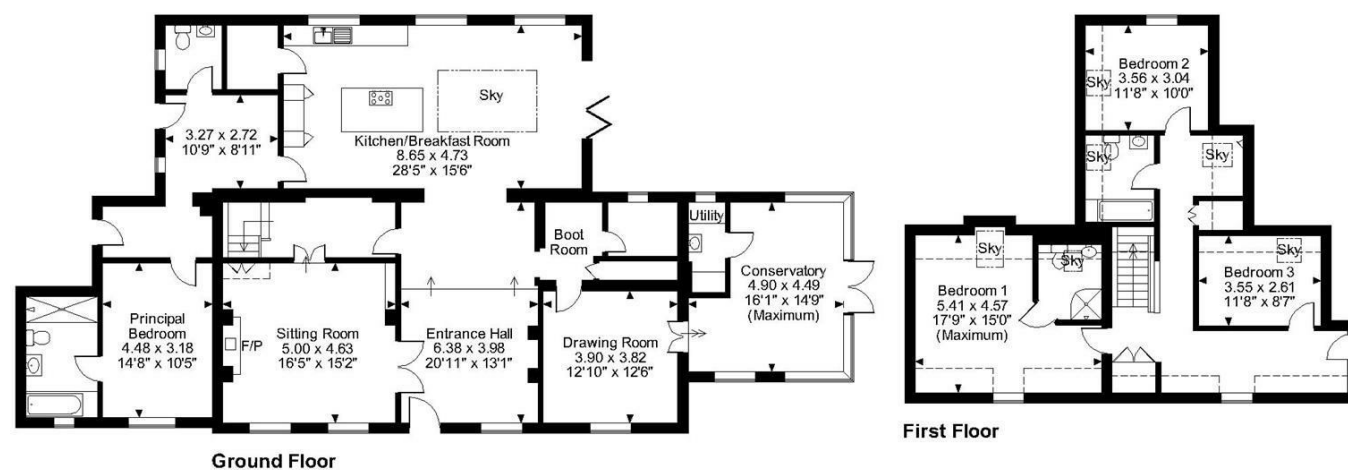
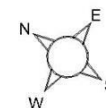
Viewings by arrangement only. Call 01993 684572 to make an appointment.

### EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bluebell Bank, Nether Swell, Cheltenham  
Approximate Gross Internal Area  
2786 Sq Ft/259 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8495460/DMS



Bluebell Bank Nether Swell, Stow On The Wold, GL54 1JZ

£2,800 Per week

- Large modern kitchen
- Lovely and light with plenty of space
- 5 acres of paddocks
- Beautiful view of the Dickler valley
- Bifold doors leading to the terrace



# Bluebell Bank Nether Swell, Stow On The Wold GL54

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Flexible Holiday Let for Short Breaks, please enquire for availability.

Bluebell Bank is made of magic. Located just one mile outside Stow-on-the-Wold, in the picturesque central Cotswolds, you can enjoy the wealth of independent shops, markets and history that it has to offer. With fantastic transport links, both road and rail, this family home is an ideal place to stay for a countryside holiday at any time of the year! This family home has been designed with size and elegance, with a tremendous garden that exceeds all expectations of the countryside.



Council Tax Band:



## Property Information

Four lovely bedrooms are available (two ensuite) as well as a large modern kitchen, sitting room, a formal drawing room and two other reception rooms (one of which is a well-appointed playroom for younger children). The house would suit either two families or three generations of a family enjoying time together. There is a mature garden with plenty of space as well as 5 acres of paddocks and a beautiful view of the Dickler valley from the top of the hill. The house is located down a private drive, so is lovely and peaceful with minimal traffic. The location benefits from both being only a mile from Stow on the Wold and with super easy transport, as the drive leads directly to the main transport route through the Cotswolds, the Fosse Way (A429). A large extension was recently added to the house, as well as landscaping of the garden, to provide a clean, modern feel. It is furnished to a really high spec and is both very practical, with boot room and two downstairs loos, plus the well equipped kitchen.

The highlight of the recent extension, the kitchen is lovely and light with plenty of space, with bifold doors leading to the terrace (outdoor seating is available). The kitchen table can easily seat 8 guests and it is well equipped with an American fridge freezer, a rangemaster cooker and basic food items. A sofa and comfortable arm chair are also located in the kitchen to relax, as well as a TV.

Drawing Room – the formal entertaining room, entered via double doors, offers seating in a more formal environment.

Sitting Room – situated off the kitchen, a cosy area to watch TV (can be used in conjunction with the drawing room for a larger seating area)

Main Bedroom – another recently refurbished room with beautiful décor and a comfortable ensuite with both a bath and large walk-in shower (king-size bed, situated on the ground floor)

Two smaller bedrooms – ideal for children or single accommodation, two cosy rooms which share a bathroom with a bath (bedroom 1 – single or twin, bedroom 2 – single or twin)

Additional Guest Room – a large, spacious room with an ensuite bathroom with a shower (either king-size or twin)

Playroom – a full equipped playroom with a large

selection of toys as well as arts and crafts  
Garden Room – a conservatory at the end of the house, to enjoy in the summer months with the doors wide open to the garden. Also available for use as an office with desk, printer etc.

Dogs are welcome, by prior agreement.