



3 Church Piece
Lower Swell
Gloucestershire
GL54 1LZ



Description

Situated in an Area of Outstanding Natural Beauty, this pretty ex-local authority Cotswold stone end terrace cottage occupies a wonderfully peaceful location, with extensive gardens and views overlooking glorious countryside in the desirable village of Lower Swell. Entrance hall, sitting room, dining room, kitchen, utility room, three bedrooms, family bathroom, gardens to front and rear and gated off road parking. *N.B. The property has a restriction giving local people an automatic consent to purchase; anyone from out of the area must get approval from Bromford*

Location

Lower Swell is situated approximately one mile from Stow on the Wold, almost entirely composed of Cotswold Stone properties served by a thriving primary school, ancient church, active village hall and Golden Ball public house. There is a bus service to the Cotswold senior school at Bourton on the Water and local transport to Cheltenham, and Moreton in Marsh with its train links to London Paddington. Enthusiasts can enjoy the nearby golf course at Naunton.

Directions

From the centre of Stow on the Wold, take the

B4068 for Lower Swell and follow the road into the village. At the War Memorial, turn right and then right again, following this road until reaching Church Piece on the right hand side, just before the Church, with number 3 identified by our 'For Sale' board.

Tenure and Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Viewing Arrangements

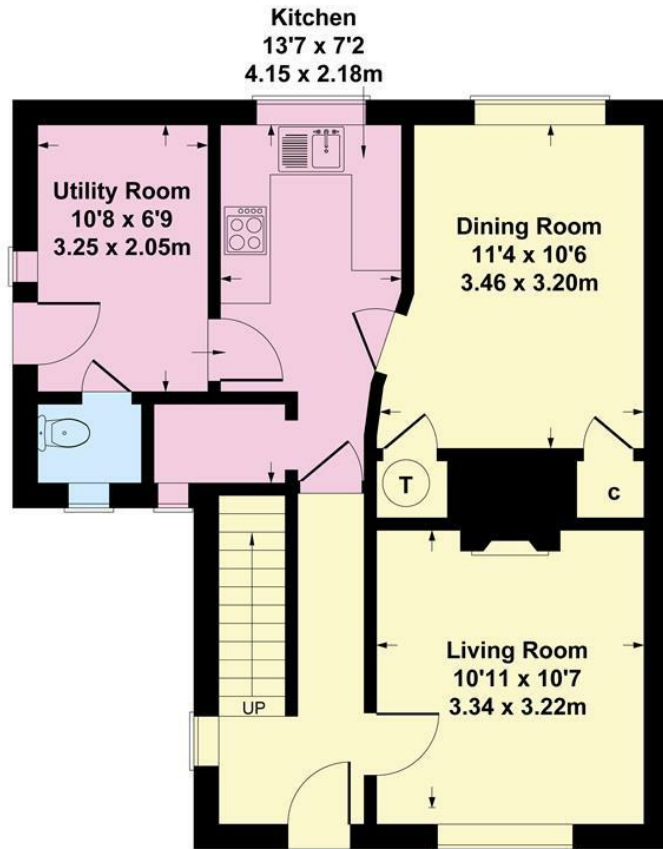
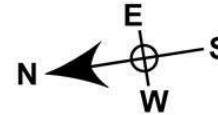
Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

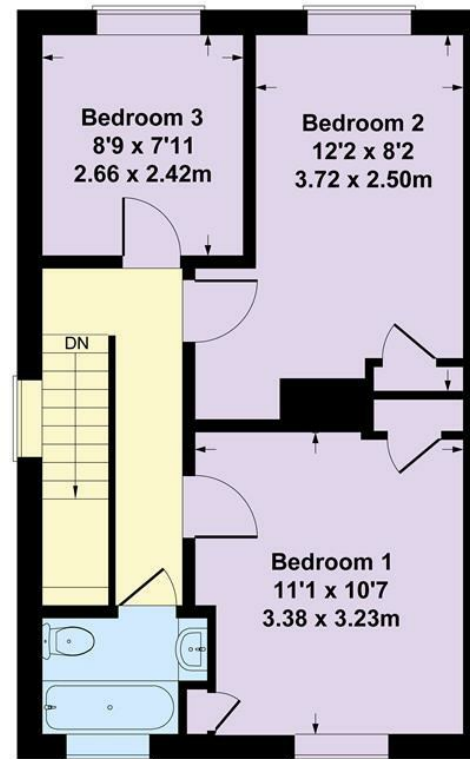


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Approximate gross internal area 979 sq ft - 91 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

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