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Taylor & Fletcher



1 Church Piece
Lower Swell Cheltenham, GL54 1LZ
Guide Price £440,000



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A charming end-terrace house situated in an elevated position with generous gardens and parking.

Directions

From Stow-on-the-Wold take the B4068 signed to Lower Swell. Upon entering the village bear round to the left and then to the right. Pass the Golden Ball Inn and turn right at the War Memorial and immediately right again. 1 Church Piece will be seen on the right hand side just before the church.

Location

1 Church Piece is situated in a pleasant elevated position back from the country lane and close to the Parish Church. It is a mature setting with established gardens.

Lower Swell is a popular village which has an attractive village green with a monument, the Parish Church of St Mary as well as The Golden Ball Public House. Located approximately a mile from Stow-on-the-Wold, where a varied selection of shops, business and educational facilities can be found. Lower Swell is also conveniently placed for Moreton-in-Marsh or Kingham, which each have a main line station with a regular service to London Paddington via Oxford and Reading.

Cheltenham, 17 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelryes, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.

Description

1 Church Piece is an end of terrace house constructed of natural Cotswold stone under a deep pitched tiled roof with concrete mullions

fitted with double glazed casement windows. The property has been extended at the rear, again in natural Cotswold stone under a part flat roof to include the breakfast area within the kitchen and also to create the conservatory.

1 Church Piece has flexible accommodation with two reception rooms, kitchen/breakfast room, conservatory, cloakroom and shower room on the ground floor together with three bedrooms and a bathroom on the first floor. It also has attractive gardens to the front and rear together with gravelled parking.

S157 Housing Act

1 Church Piece was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived or worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing.

Accommodation

Entrance canopy, semi glazed and panelled front door to

Staircase Hall

Incorporating the stairs with under stairs storage cupboard and further cloaks cupboard with hanging rail and storage above, coved ceiling, wall light point.

Dining Room

Coved ceiling, 4 wall light points.

Sitting Room

Incorporating a built-in cupboard, with shelving,





fireplace fitted with a wood burning stove and with tiled slips and timber mantelpiece flanked to one side by an alcove with shelving, television point, sliding double glazed door to

Conservatory

Tiled floor with hipped double glazed roof, pair of doors leading to the kitchen/breakfast room and separate door and steps leading to the rear garden.

From the sitting room panelled door leads to a side passage with double glazed and panelled door leading to the front of the house.

Shower Room

Incorporating shower cubicle, low level WC, pedestal wash hand basin, Worcester green star heat slave 18/25 oil fired central heating boiler, tiled floor and walls.

Kitchen/Breakfast Room

Incorporating one and a half bowl sink unit with mixer tap set within a wide surround with cupboards beneath, space and plumbing for dishwasher, washing machine and tumble dryer, housemaid's cupboard, matching eye level cupboards. Further worksurface with Smeg four ring electric hob with extractor hood above and drawers and cupboards beneath and flanked to one side by a Creda double oven and grill. 11 recessed ceiling spot lights. Door to the conservatory.

From the staircase hall stairs with timber newel post and hand rail lead to the first-floor landing, access to the roof space.

Bedroom 1

Incorporating built in wardrobe with drawers beneath and separate storage cupboard with hanging rail and slatted timber shelving.

Bathroom

Matching white suite comprising painted panelled bath with chrome taps and hand grips and separate Mira element shower with glazed shower screen, pedestal wash hand basin, low level WC, part tiled walls, mirror and strip light with shaver point, heated towel rail.

Bedroom 2

Plus built in wardrobe cupboard with hanging rail.

Bedroom 3

Part coved ceiling. 7 double electric sockets together with telephone and television points making the room suitable as a home office or study.

Outside

1 Church Piece is approached via a shared concrete path flanked to either side by a lawned area with flower and shrub borders and surrounded by laurel hedging and natural Cotswold stone walling. A path leads to the front door and on to the adjoining properties.

The path also gives access via a decorative gate to the rear garden where there is a paved terraced area, further lawn and raised beds. Greenhouse and summer house.

Approached from the lane is a gravelled vehicular access which leads to the rear of the property and to a gravelled parking area, currently suitable for one large vehicle although it could be enlarged by removing the raised beds to create another parking space, if required.

Services

Mains water, drainage and electricity are connected to the property. Oil fired central heating. Please Note that we have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority

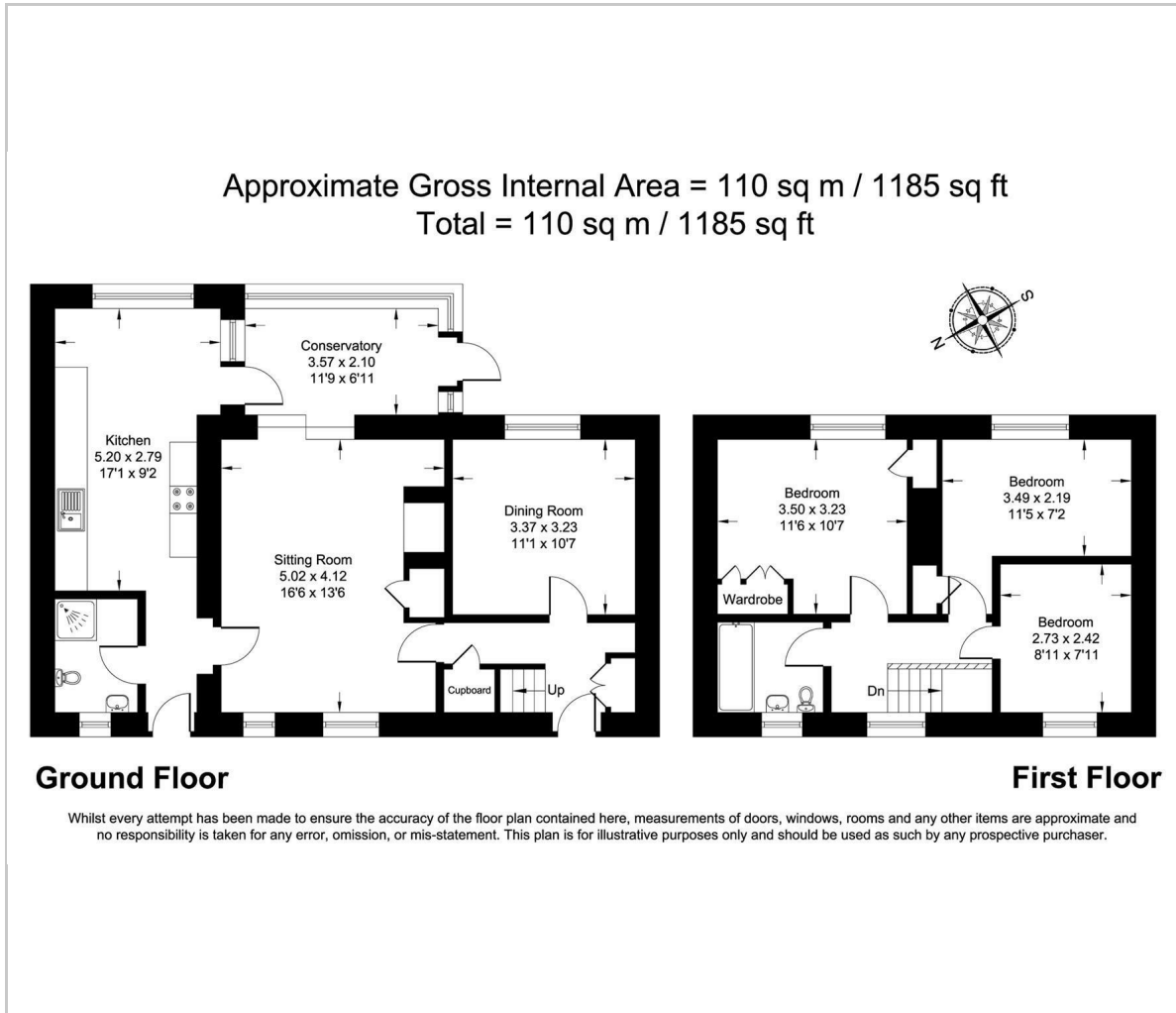
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.

Council Tax

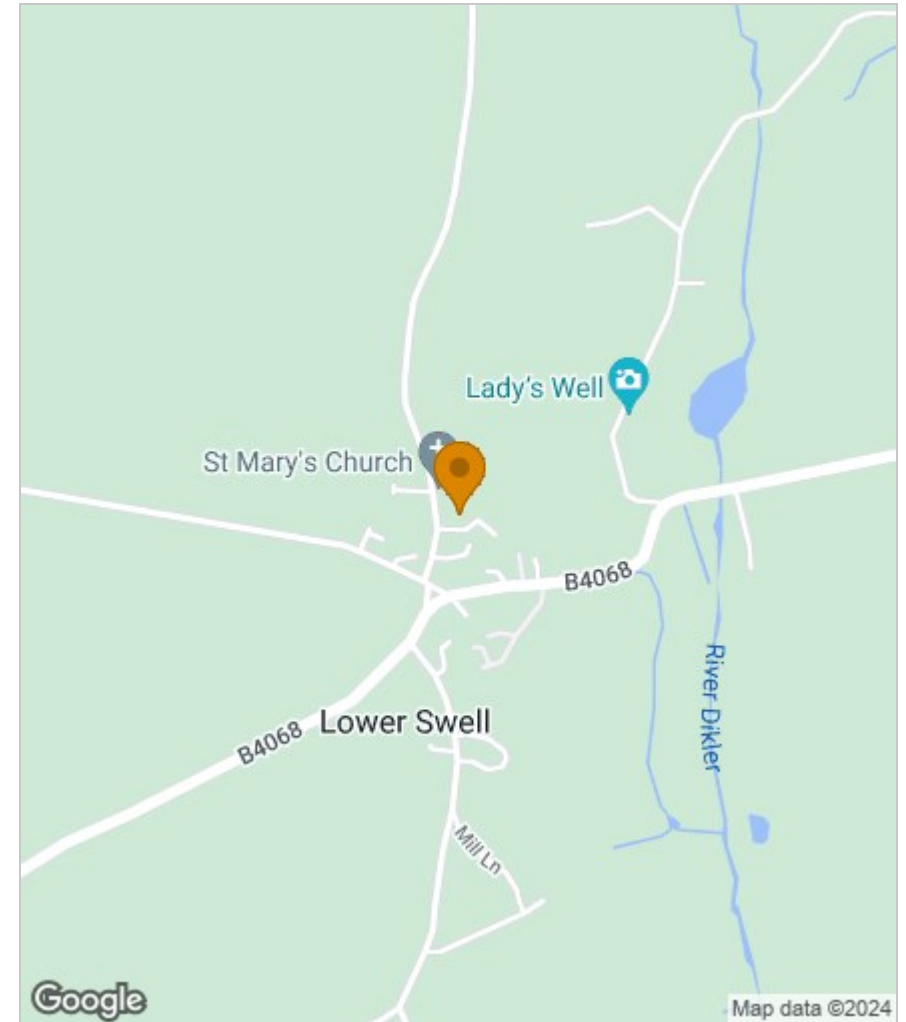
Band D.
Rates payable for 2024/2025 £2,123.44.



Floor Plan



Area Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(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	

Current: 52

Potential: 77