HUNTERS®

HERE TO GET *you* THERE



Swan Lane

Stoke Orchard, Cheltenham, GL52 7RW

By Public Auction £425,000

5 | 2 | 2 | D

Council Tax: E





Folly Cottage Swan Lane

Stoke Orchard, Cheltenham, GL52 7RW

By Public Auction £425,000 Guide Price







Welcome to Folly Cottage, a charming 17th Century Grade II listed black and white four-bedroom cottage complete with an additional detached two-story annex with its own bathroom, kitchen and galleried bedroom, ideal for guests or luxury home office.

This superb property enjoys a high degree of privacy being non-overlooked with impressive views.

The accommodation includes:

Ground Floor
The large 18'+ sitting room is located centrally to the whole property with a large 14'+ kitchen/breakfast room, and large 12' utility/boot room located to the left wing of the house. On the right, there is a family bathroom and a dining room. Further to the right is a bedroom with en-suite shower.

First Floor
Three good sized bedrooms occupy the first floor.

Outside
There is a wonderful South facing rear garden with views of open fields beyond.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

- **For Sale by the Modern Method of Auction**
- **Additional Separate Two Story Detached One Bedroom Annex**
- **Non-Overlooked Position**
- **Off Road Parking**
- **Folly Cottage Council Tax Band E | Folly Cottage Annex Council Tax Band A**
- **Four Bedroom Grade II Listed Detached Cottage**
- **2/3 Reception Rooms + Annex Reception Room**
- **NO ONWARD CHAIN**
- **Large and Pleasant Rear Garden**
- **Tenure - Freehold | EPC Rating D**

Living Room
18'5" x 14'7" (5.63 x 4.46)

Kitchen / Breakfast Area
9'5" x 14'4" (2.88 x 4.39)

Dining Room
9'4" x 11'2" (2.86 x 3.41)

Bedroom One
9'8" x 14'6" (2.97 x 4.44)

Bedroom Two
8'11" x 12'3" (2.73 x 3.74)

Bedroom Three
11'10" x 8'6" (3.62 x 2.61)

Bedroom Four
11'5" x 6'0" (3.49 x 1.84)

Bathroom
6'9" x 11'4" (2.06 x 3.46)

Utility Room
12'5" x 8'2" (3.81 x 2.50)

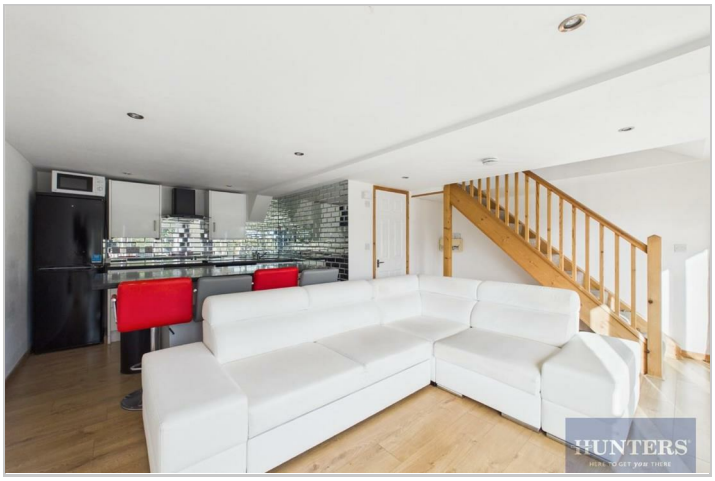
WC
4'4" x 5'9" (1.33 x 1.76)

Kitchen / Living Area (Annexe)
10'3" x 18'4" (3.13 x 5.59)

Bedroom Five (Annexe)
17'3" x 11'9" (5.26 x 3.60)

Bathroom (Annexe)
6'10" x 6'6" (2.09 x 1.99)









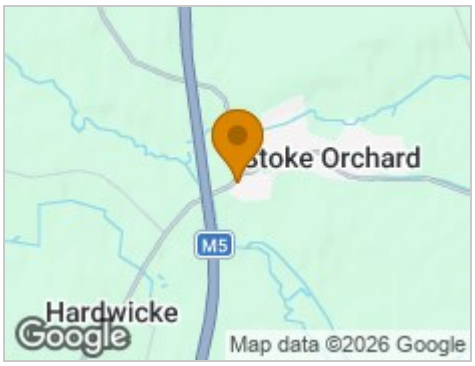
Road Map



Hybrid Map



Terrain Map

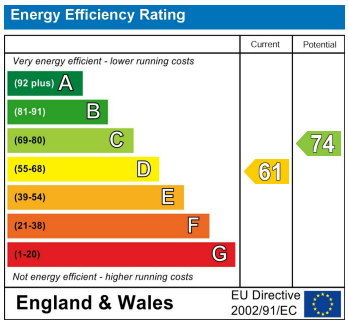


Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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