

# CARTREF, DARK LANE,

SWINDON VILLAGE, CHELTENAM, GLOUCESTERSHIRE, GL51 9RW





An individual detached bungalow standing in a beautifully mature garden extending to approximately 0.413 acres situated on a quiet lane in the heart of the village.

Requiring a general program of modernisation the property also lends itself to enlargement at the rear or into the loft space, this is an increasingly rare opportunity to acquire a property with exceptional gardens, generous proportions & exciting potential.

The property has been a much loved home for the last thirty nine years and comes to the market offering tremendous scope for modernisation and remodelling whilst the substantial rear garden provides ample space for an extension without compromising on the size. The property also offers an expansive loft providing further potential for conversion to create additional living space if required.

Believed to date from the 1950's, the existing accommodation is both spacious and versatile. The reception hall features attractive original herringbone flooring, a useful storage cupboard and access to the loft space. The layout is ergonomic and practical, at the front of the property is a dual aspect sitting room with a fireplace which leads through to the dining room and then to a practical kitchen, off the kitchen is a 20' sunroom which provides access into the garden.

Additional accommodation comprises of three generous double bedrooms, a family bathroom and a separate cloakroom.

Without doubt, one of Cartref's most impressive features is its enchanting garden. Lovingly cultivated and thoughtfully arranged, the grounds offer sweeping lawns interspersed with mature trees and well-stocked borders, together with a pond, orchard, with a number of productive fruit trees, greenhouses and a collection of useful garden sheds. The result is a wonderfully tranquil outdoor environment offering a high degree of privacy and endless potential for keen gardeners or families alike.

Swindon Village is located to the northwest of Cheltenham ideally positioned for access to the neighbouring larger village of Bishop's Cleeve and an excellent range of shopping facilities nearby on Tewkesbury Road including both an Aldi & Sainsburys supermarkets, an M&S food hall, along with food outlets and clothing stores. The village benefits from a small number of amenities including St. Lawrence's, the local parish church, village hall where various functions are held, a primary school and a cricket ground with a pavilion. The closest motorway access to the village is J.10 of the M5 motorway.





# Cartref

Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft

Garage = 15.6 sq m / 168 sq ft

Total = 145.6 sq m / 1567 sq ft

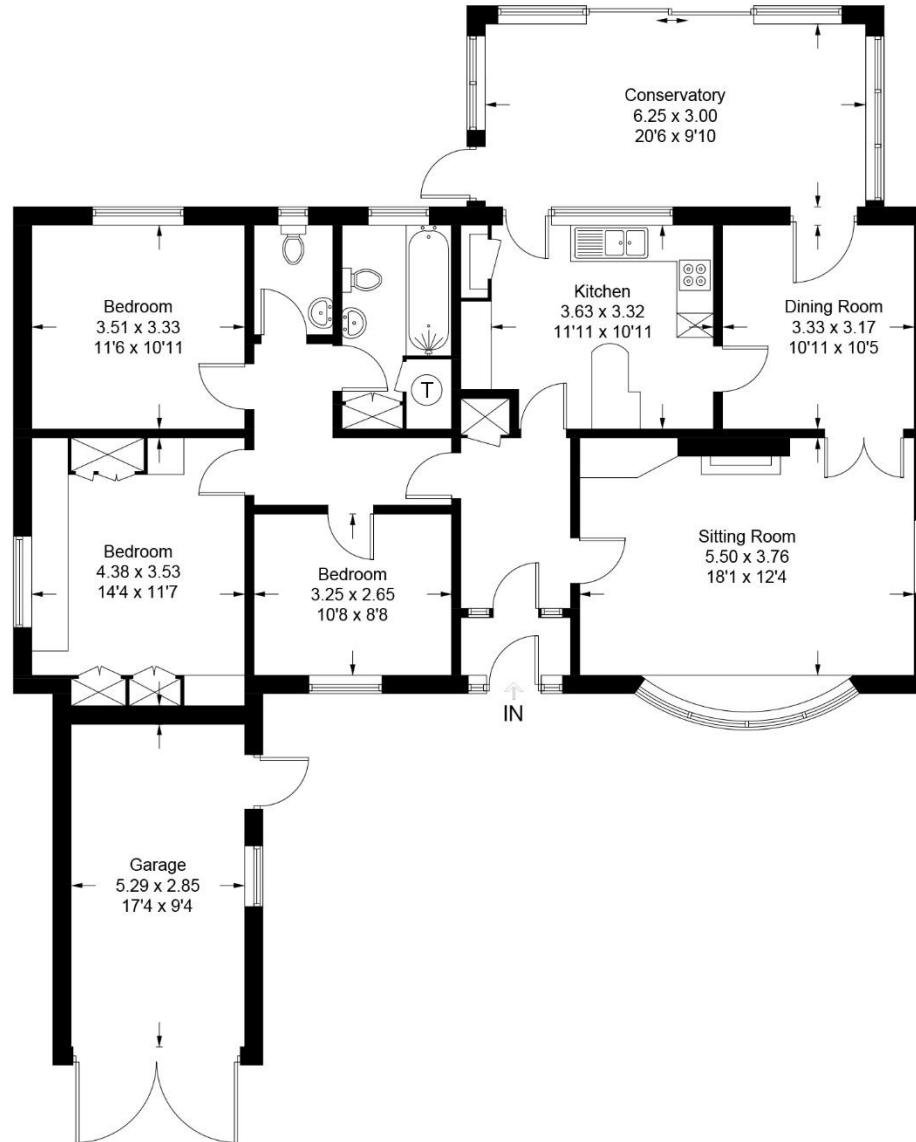


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302533)



#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.

#### **COUNCIL TAX**

Cheltenham Borough Council 01242 262626  
Tax Band (D) - £2,375.48 pa 2025/2026.

#### **EPC RATING**

Awaited

#### **GUIDE PRICE**

£545,000

#### **VIEWINGS**

Strictly by prior appointment through Charles Lear & Co.  
on 01242 222722

#### **Charles Lear & Co.**

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