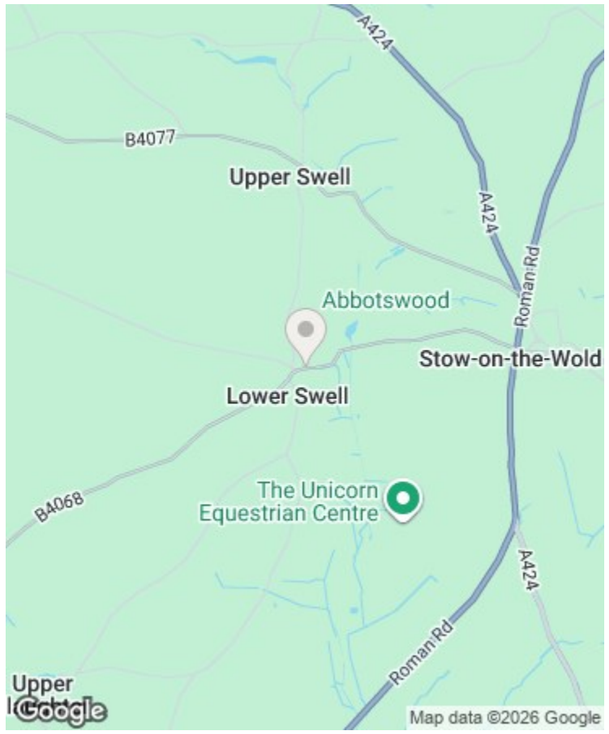


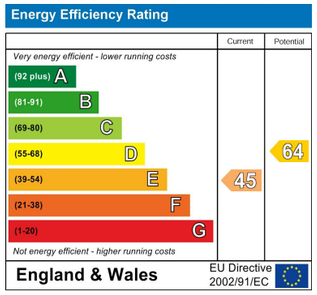
Directions

Viewings

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

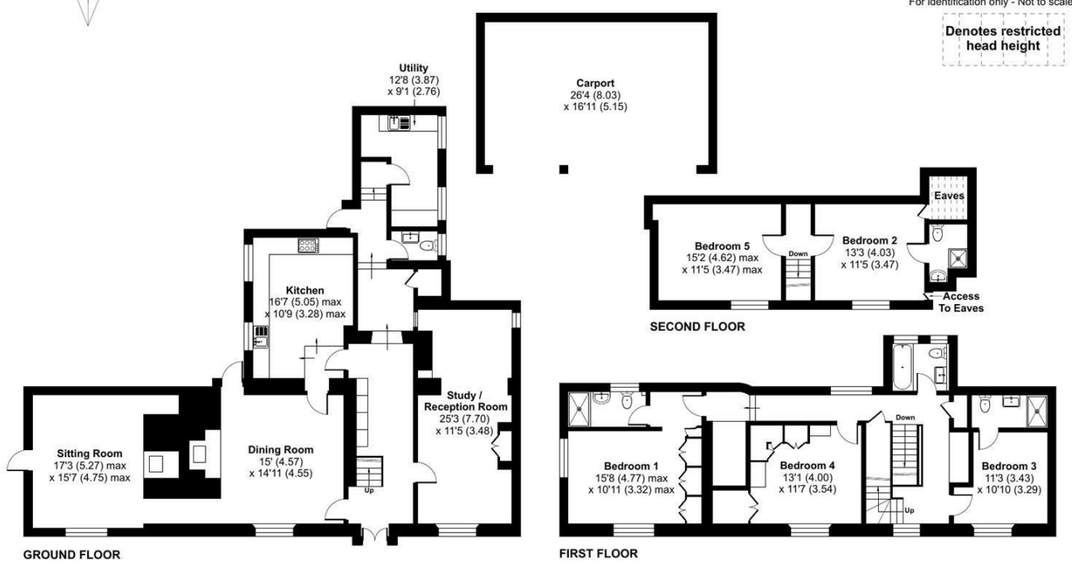
EPC Rating

E



The Old Farmhouse, Lower Swell, Cheltenham, GL54

Approximate Area = 2808 sq ft / 260.9 sq m(excludes carport)
Limited Use Area(s) = 58 sq ft / 5.4 sq m
Total = 2866 sq ft / 266.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for The Cotswold Letting Agency Ltd REF: 1496157

15 Witney Street, Burford, OX18 4SN
01993 684572
hello@cotswoldlettingagency.com
www.cotswoldlettingagency.com

THE COTSWOLD LETTING AGENCY
BETTER BY FAR

The Old Farmhouse Lower Swell, Cheltenham, GL54 1LF

£4,750 Per Month

- Sought-After Village Location
- Characterful Family Home
- Excellent Transport Links
- Beautiful Landscaped Gardens

15 Witney Street, Burford, OX18 4SN
01993 684572
hello@cotswoldlettingagency.com
www.cotswoldlettingagency.com

The Old Farmhouse , Cheltenham GL54 1LF

Lower Swell is one of the Cotswolds' most sought-after villages, offering a wonderful blend of rural tranquillity and everyday convenience. Located just over a mile from the thriving market town of Stow-on-the-Wold, the village is renowned for its attractive honey-coloured stone cottages, beautiful countryside and welcoming community. Surrounded by rolling Cotswold landscapes, it provides excellent opportunities for walking, cycling and enjoying the outdoors.

The village benefits from a historic parish church, an active village hall and a children's play area, while nearby Stow-on-the-Wold offers an excellent range of amenities including independent boutiques, cafés, restaurants, traditional pubs, a Tesco Superstore, Co-op, pharmacy, medical centre and a weekly farmers' market. The popular Cotswold towns of Bourton-on-the-Water, Moreton-in-Marsh, Chipping Norton and Burford are all within easy reach, offering further shopping, dining and leisure opportunities.

The area is well served by both state and independent schools. Stow-on-the-Wold Primary School and The Cotswold Academy are nearby, while renowned independent schools including Kitebrook, Kingham Hill, Tudor Hall, Cheltenham College and Cheltenham Ladies' College are all within comfortable driving distance.

Despite its idyllic village setting, Lower Swell enjoys excellent transport links. Moreton-in-Marsh railway station, approximately 8 miles away, provides regular direct services to Oxford and London Paddington.

5 4 3 E Council Tax Band:

Availabe unfurnished

Nestled in the highly sought-after village of Lower Swell, The Old Farmhouse is a beautifully presented five-bedroom period home that effortlessly combines timeless character with generous family living. Offering an abundance of versatile accommodation, delightful gardens and an idyllic village setting, this is a truly exceptional family home.

Stepping through the impressive double front doors, you are immediately welcomed by the warmth and charm that defines the property. To one side, the elegant dining room is centred around a striking working fireplace, which is shared with the adjoining sitting room, creating a wonderful focal point and a cosy atmosphere throughout the ground floor.

The well-appointed kitchen is perfectly suited to modern family life, offering ample storage and workspace while enjoying lovely views across the beautifully landscaped gardens. The utility room is accessed separately and provides excellent practicality, with space for laundry appliances and ample storage for coats, boots and everyday essentials. Beyond lies a versatile snug, currently used as a relaxed family room, but equally well suited as a home office, playroom or additional reception space.

The first floor provides three generously proportioned double bedrooms, two of which benefit from en-suite shower rooms, while a stylish family bathroom serves the remaining bedroom.

Occupying the second floor are two further characterful bedrooms, both showcasing exposed beams that perfectly complement the farmhouse's heritage. These flexible rooms would make ideal guest accommodation, children's bedrooms or additional home office space.

Outside, the gardens are a particular feature of the property. A generous terrace, accessed directly from the sitting room, provides the perfect setting for al fresco dining and entertaining. The garden rises gently to a large expanse of lawn, leading to a secluded patio nestled beneath a magnificent mature tree—an idyllic spot to relax and enjoy the sun throughout the day.

The property is further complemented by a substantial open-fronted double garage, currently configured as a home gym while still accommodating a large vehicle, together with ample driveway parking.

Situated in the picturesque village of Lower Swell, just moments from the vibrant market town of Stow-on-the-Wold, The Old Farmhouse enjoys the perfect balance of peaceful Cotswold village life with easy access to an excellent range of independent shops, cafés, restaurants and everyday amenities. Surrounded by beautiful countryside and an abundance of walking routes, this exceptional home offers an enviable lifestyle in one of the Cotswolds' most desirable locations.