

established 200 years

Tayler & Fletcher



Bay Tree Cottage 3 St. Marys Close, Lower Swell, Cheltenham GL54 1LJ

Guide Price £585,000

An immaculate three bedroom detached house with a garden and garage in the charming village of Lower Swell.

taylorandfletcher.co.uk

Description

Bay Tree Cottage is a detached house constructed of reconstituted stone under a pitched tiled roof.

The accommodation comprises a staircase hallway, open plan sitting/dining room, kitchen, conservatory and cloakroom on the ground floor. On the first floor there are two double bedrooms, one single bedroom and a bathroom.

Outside there is a driveway, a garage and front and rear gardens.

Location

3 St. Mary's Close is situated in the popular Village of Lower Swell, which has an attractive village green with a monument, the Parish Church of St Mary as well as The Golden Ball Public House.

Lower Swell is 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, which has a main line station with daily services to Oxford and London (Paddington).

Cheltenham, 17 miles, has excellent shopping facilities, a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre. It is also well known for the National Hunt, Music, Literature and Cricket festivals.

Accommodation

Front door with central glazed panel.

Staircase Hall

Cloakroom

Low level w.c. wash hand basin, tiled floor, casement window.

Sitting/Dining room comprising

Dining Area

Coved ceiling, casement window and door to the kitchen.

Sitting Area

Including under stairs storage cupboard. Fireplace with a Cotswold stone surround and mantelpiece, fitted with a woodburning stove, coved ceiling, TV point.

Kitchen

Belfast sink set within a timber surround with draining board with a range of drawers and cupboards beneath. Space and plumbing for dishwasher. Lamona four ring electric hob with a Lamona oven and grill below. Range of matching eyelevel cupboards with extractor hood, part tiled walls and tiled floor. Six recessed ceiling spotlights, casement window overlooking the front garden and stable door to

Conservatory

A pair of semi glazed and panel doors lead to the rear garden.

Garage

The kitchen door leads to the integral single garage. Up and over door, power and light. Worcester oil fired central heating boiler.

From the staircase hall, stairs lead to the first floor landing, with airing cupboard.

Bedroom 1

Plus a range of built in cupboards, stripped timber floor.

Bedroom 2

Stripped timber floor.

Bedroom 3

Stripped timber floor.

Family bathroom

White suite comprising partially freestanding bath with chrome mixer taps with overhead and handheld shower attachments, wash hand basin, low-level w.c, part tiled walls, heated towel rail.

Outside

Bay Tree Cottage, 3 Saint Mary's Close is approached via a pair of timber gates leading directly to the integral single garage with paving to one side suitable for parking an additional small vehicle if required. There is a small area of front garden mainly laid to lawn and surrounded by a low Cotswold stone wall and shrubs with separate pedestrian gate leading to the pavement.

The rear garden may be approached from either the side of the house or alternatively from the conservatory. There is a small paved area leading to the remainder of the garden which is laid to lawn and surrounded by a Cotswold dry stone wall. Summer house.

Services

Mains Electricity, Water and Drainage are connected to the property. Oil-fired central heating. Please Note: 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 GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

Council Tax

Council Tax Band E. Rates payable to Cotswold District Council 2025/2026 - £2,710.38

EPC Rating

EPC Rating E.

Tenure

Freehold.

Directions

Upon entering Lower Swell continue towards The Golden Ball public house, take the next right and immediately right again towards the Church. Turn left into St Mary's Close and the house is in the cul de sac on the right hand side.

What3words

///blocking.tiredness.work

Floor Plan

Approximate gross internal area 1128 sq ft - 105 sq m

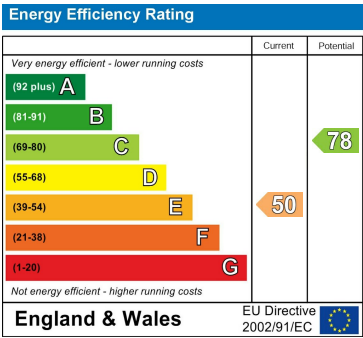


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.