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# Taylor & Fletcher



2 St. Marys Close, Lower Swell, GL54 1LJ  
Guide Price £625,000





## 2 St. Marys Close

Lower Swell, Cheltenham, GL54 1LJ

*A good sized house with 3 bedrooms, double garage and substantial garden, in a Cotswold village close to Stow-on-the-Wold.*

### Description

2 St Marys Close is a link-detached house constructed of reconstituted stone under a pitched tiled roof.

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

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

### Location

2 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

Outside light, covered entrance, front door with central glazed panel.

### Staircase Hall

### Cloakroom

Low level w.c, wash hand basin with cupboard beneath, casement window, coved ceiling, laminate floor.

### Sitting Room

Fireplace fitted with a woodburning stove on a raised hearth and with a timber bressummer above. 3 wall light points, television point, laminate floor and sliding double glazed door leading to the garden terrace and garden beyond.

### Kitchen

One and a half bowl stainless steel sink unit with single drainer set within a wide surround with range of drawers and cupboards beneath, AEG 4 ring electric hob with AEG oven and grill below. Integrated Lamona dishwasher, range of matching eye level cupboards with extractor hood above the hob. Integrated fridge with freezer below, laminate floor.

Door to

### Dining Room

Laminate floor, casement window. Semi glazed and panelled door to the rear garden. Separate door to the garage.

From the staircase hall, stairs with painted handrail lead to the

### First Floor

Landing. Airing cupboard.

### Bedroom One

Built-in wardrobe cupboard. Casement window with a view overlooking the rear garden.

### Bedroom Two

Built-in wardrobe cupboard. Wide casement window with a view overlooking the rear garden.

## Bedroom Three

### Bathroom

White suite comprising painted panelled bath with chrome taps and separate shower with overhead and handheld attachments. Part tiled walls, low-level w.c, wash hand basin with chrome mixer tap with cupboard beneath, 4 recessed ceiling spotlights, laminate floor.

### Outside

2 St Mary's Close is approached via a tarmac drive/parking area set in front of the attached double garage. The front garden is mainly laid to lawn with a herbaceous border.

### Garage

Double Garage incorporating a cupboard housing the Worcester Oil Fired central heating boiler. Up and over door and separate pedestrian door. Power and light, plumbing for washing machine, separate semi glazed and panelled door leading to the rear garden.

### Rear Garden

The rear garden may also be approached either from the sitting room or the dining room. There is a paved area immediately abutting the rear of the house and leading to the remainder of the garden which is principally laid to lawn and surrounded by flower and herbaceous borders, together with a raised flower border with a Cotswold stone boundary wall.

### 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](http://www.cotswold.gov.uk).

## Council Tax

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

### EPC

EPC Rating D.

### Tenure

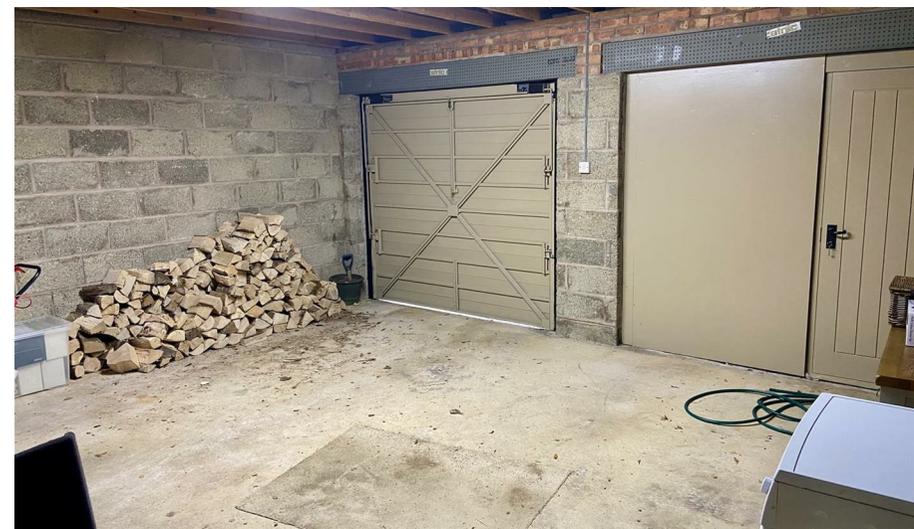
Freehold.

### Directions

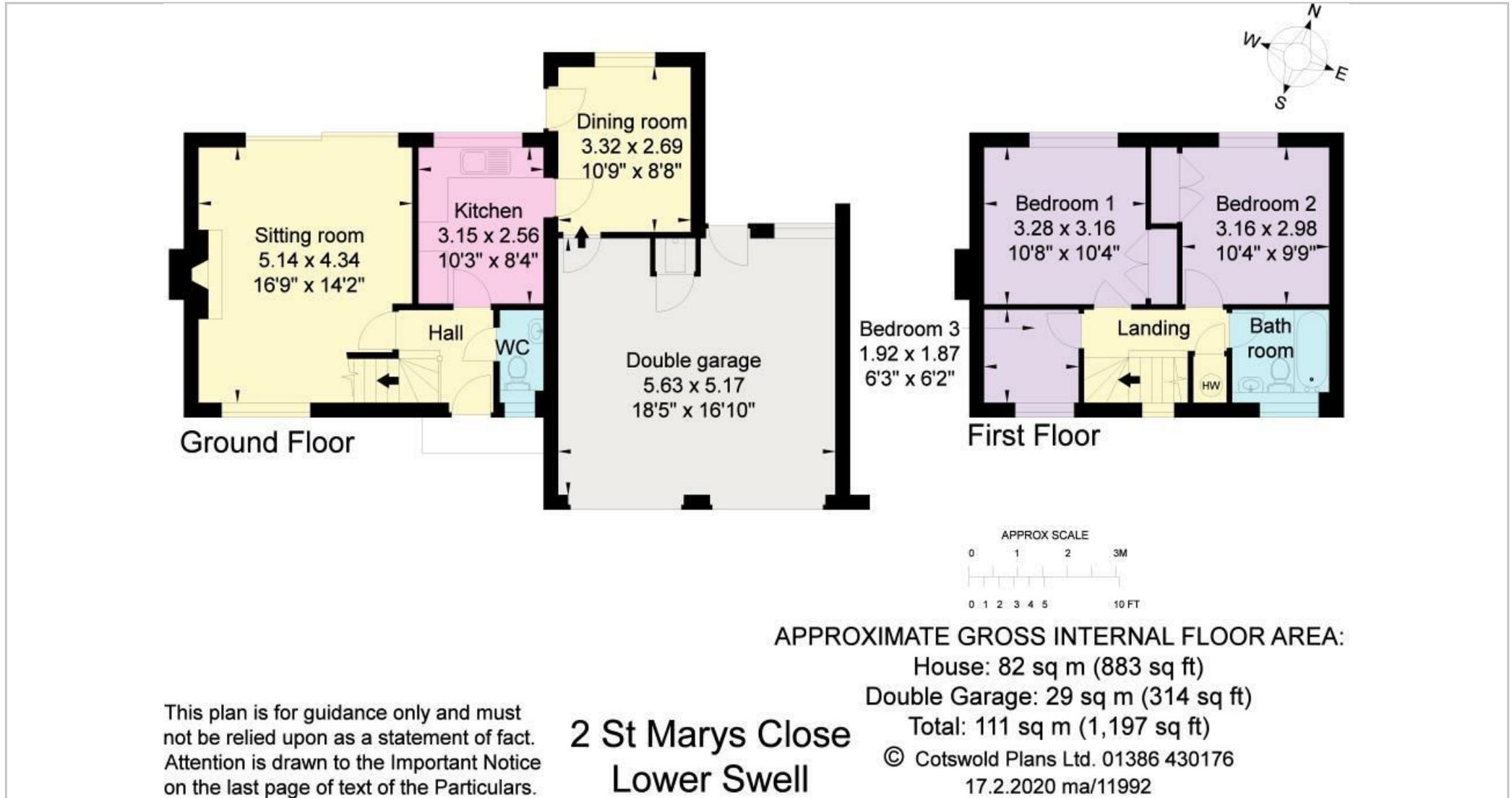
Upon entering Lower Swell continue towards The Golden Ball public house, take the next right and immediately right again towards the Church. Turn left into St Mary's Close and the house is the second on the right hand side.

### What3Words

///harmonica.couriers.camper



## Floor Plan



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

## 2 St Marys Close Lower Swell

### Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 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.