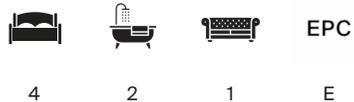


1 THE PIECE, LOWER SWELL



BEAUTIFUL COTSWOLD HOME WITH FAR REACHING VIEWS

Stow-on-the-Wold 1 mile • Moreton-in-Marsh 5.5 miles (trains to London Paddington from 90 mins) • Kingham 6.7 miles (trains to London Paddington from 76 mins) • Cheltenham 17 miles • Oxford 30 miles. All distances are approximate.



Local Authority: Cotswold District Council

Council Tax band: E

Tenure: Freehold



LOCATION

Lower Swell is a highly sought after Cotswold village surrounded by glorious rolling countryside and only one mile from Stow-on-the-Wold. The village offers a well known local pub, parish church and primary school. Stow-on-the-Wold provides day to day amenities with Cheltenham and Oxford offering a wider selection of shopping and recreational activities.

Education is exceptional in the area with Swell C of E Primary School, The Cotswold School (rated outstanding by Ofsted), Kitebrook in Moreton-in-Marsh, Chipping Campden School, Cheltenham Ladies and Cheltenham College and many others in the Oxford and Cheltenham area. The property is extremely well located for all sporting interests, including many popular golf courses, National Hunt racing at Cheltenham, Stratford-upon-Avon and Warwick and rugby at Gloucester.







PROPERTY

1 The Piece is an attractive period property built in traditional Cotswold stone, quietly set back from the main road and enjoying an open outlook across adjoining fields. Approached through a gateway and across a private terrace, the front door opens into an inner hallway that leads through to a generous kitchen, dining and family room. This welcoming space features a Rayburn, fitted units, an integrated dishwasher and double doors opening onto a south facing terrace, creating an ideal area for entertaining. A staircase rises from this room to a first floor double bedroom complete with ensuite shower room and WC.



On the ground floor, a large fully fitted utility room sits alongside an inner cloakroom and boot room. The drawing room, rich with character, includes a substantial inglenook fireplace with a log burning stove, providing a charming focal point and a superb second reception space. From here, a staircase leads to a double bedroom with views over the surrounding countryside, a family bathroom with bath and separate shower, and separate WC. Further staircases continue to the second floor where two additional double bedrooms enjoy elevated, far reaching views across the rolling landscape.





OUTSIDE

Outside, the gardens are notably private, with terraces to the front, side and rear offering inviting spaces to sit, dine and enjoy the peaceful surroundings. Mature trees create a secluded setting, and the property backs directly onto the Abbotswood Estate, providing uninterrupted views and access to wonderful countryside walks. To the front of the house there is parking for several vehicles.

1 The Piece offers a rare combination of period Cotswold stone charm, generous accommodation and exceptional rural views, all within easy reach of Stow-on-the-Wold.





Approximate Floor Area = 164.7 sq m / 1773 sq ft (Including Eaves)
 Office / Outbuilding = 12.1 sq m / 130 sq ft
 Total = 176.8 sq m / 1903 sq ft



Ground Floor

= Reduced head height below 1.5m



First Floor

Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101141

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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