



BROOKVIEW, LOWER SWELL



PRETTY DOUBLE FRONTED COTSWOLD STONE COTTAGE

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)



4-5



2-3



3

EPC

E

Local Authority: Cotswold District Council

Council Tax band: F

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, 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.







LIGHT AND SPACIOUS COTTAGE IN SOUGHT-AFTER LOCATION

A handsome and traditionally built Cotswold stone cottage, beautifully presented and full of character, with wonderful views across neighbouring fields and parkland.

Deceptively spacious, the property offers around 2,423 sq ft of accommodation arranged over three floors, including four comfortable bedrooms and two bath/shower rooms, making it a versatile and welcoming home.

The ground floor features two well proportioned reception rooms, each with traditional fireplaces and period details that lend warmth and charm. To the rear, a fitted kitchen opens directly onto the garden, creating an easy flow between indoor and outdoor living.

A particularly valuable addition is the self contained annexe, ideal for guests, extended family or those seeking a quiet workspace at home.







OUTSIDE SPACE

The enclosed garden is a highlight, with a pretty lawn and a part-walled Cotswold stone terrace that provides an idyllic setting for outdoor dining and relaxing. The views over adjoining fields enhance the sense of space and tranquility. Parking bays are located close by (not allocated), adding convenience without compromising the cottage's charm.

With its appealing blend of character, proportions and flexibility, together with beautiful outlooks, this cottage offers a wonderfully comfortable home in an enviable rural setting.



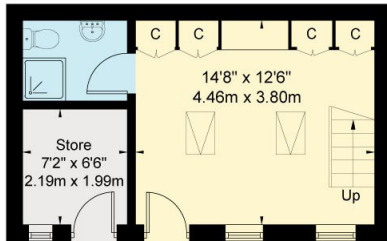


Brookview, Lower Swell Cheltenham, GL54 1LF

Approximate Floor Area = 2062 sq ft / 191.6 sq m

Annexe / Mezzanine = 361 sq ft / 33.6 sq m

Total = 2423 sq ft / 225.2 sq m




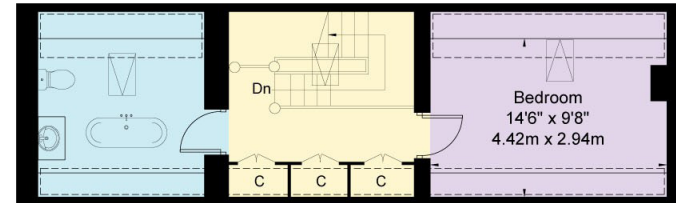
Annexe

(Not Shown In Actual
Location / Orientation)

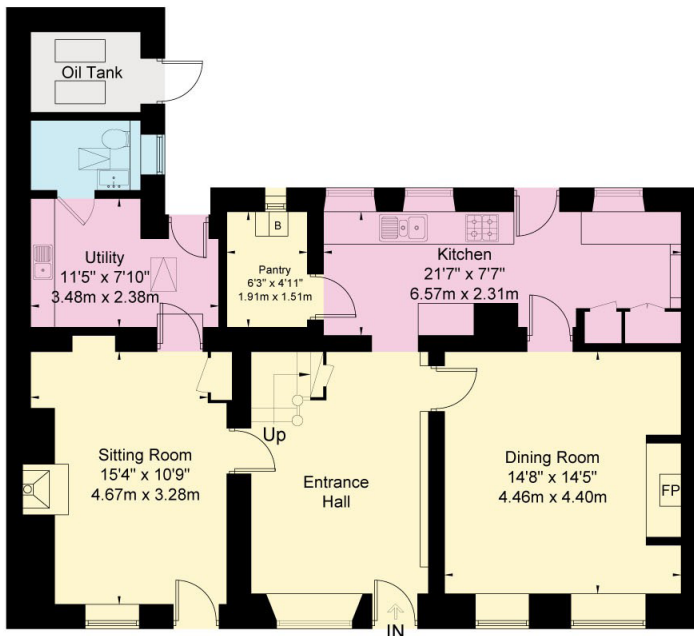


Mezzanine Floor

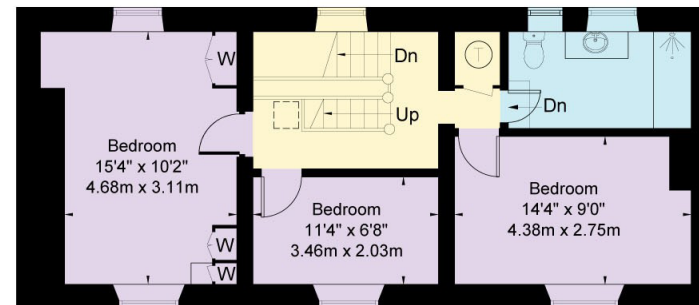
 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First Floor

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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