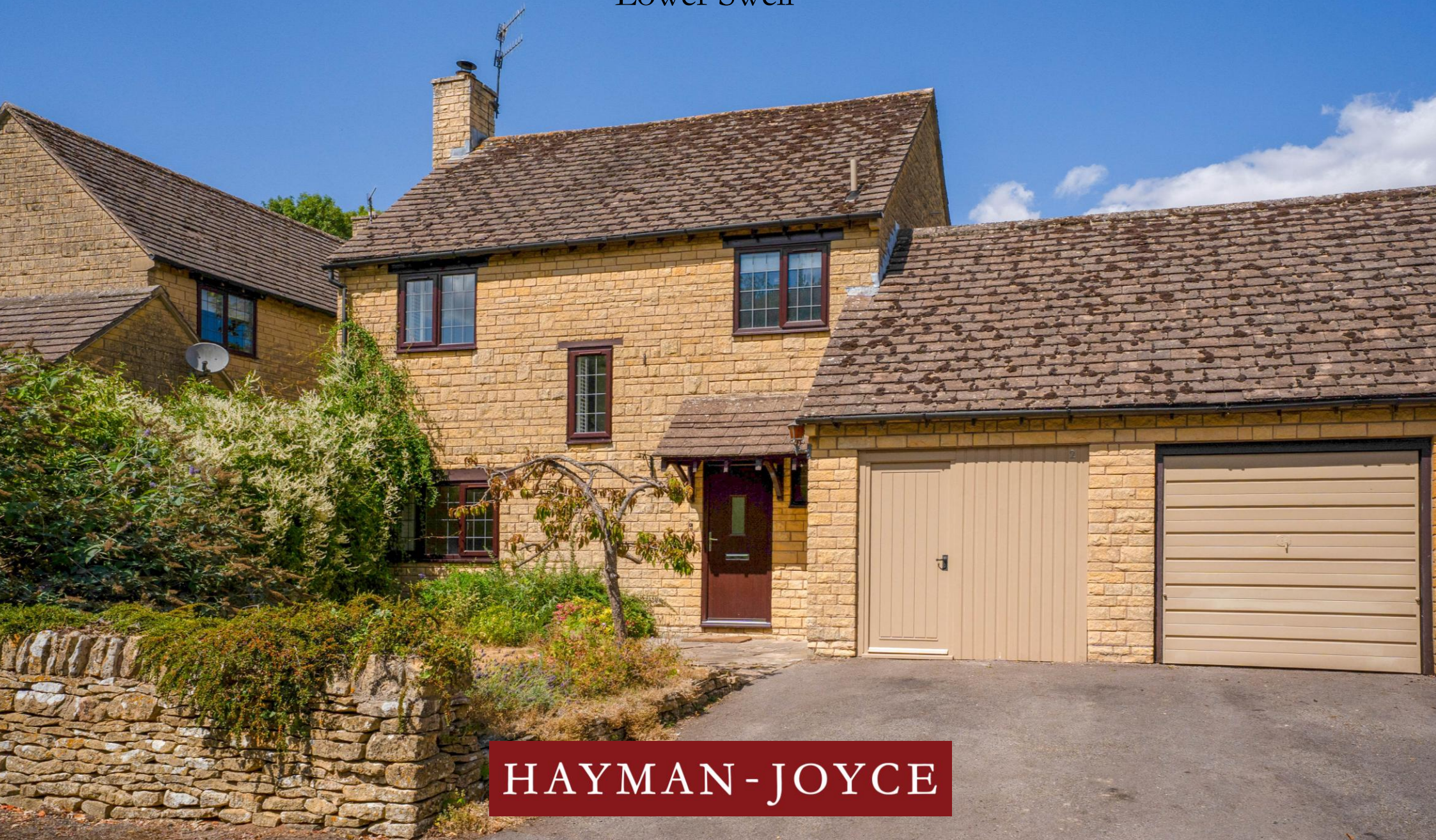


2 St. Marys Close
Lower Swell



HAYMAN-JOYCE

2 ST. MARYS CLOSE

LOWER SWELL
CHELTENHAM
GLOUCESTERSHIRE
GL54 1LJ

MODERN THREE-BEDROOM FAMILY
HOUSE SITUATED ON THE EDGE OF
THE VILLAGE, LOCATED ONE MILE
FROM THE POPULAR COTSWOLD
TOWN OF STOW-ON-THE-WOLD

SITUATION

Picturesque Cotswold village lying about 1 miles west of the well-known market town of Stow-on-the-Wold which provides a wide selection of shops and amenities for everyday needs

Family run 'Golden Ball' public house, St. Mary's Church and CofE primary school

Larger towns with a wider range of shopping and leisure facilities can be found at Cirencester, Cheltenham, Oxford and Stratford-upon-Avon

Daylesford Organic including the exclusive Club by Bamford approx. 5 miles

Soho Farmhouse is approx. 22 miles

Good train services to London and Oxford at Moreton-in-Marsh (approx. 5 miles) and Kingham (approx. 6)

Guide Price £580,000
No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Well-presented and highly contemporary link-detached three bedroom family home, beautifully situated on the edge of the sought-after village of Lower Swell, within a small select development of similar properties
- The entrance hall has wood laminate flooring, stairs rising to the first floor, understairs storage and an adjoining downstairs cloakroom with herringbone wooden flooring
- The stylish kitchen offers an excellent selection of wall and floor units with oak wooden work surfaces with inset stainless-steel sink, a number of integrated appliances such as an AEG stainless-steel oven, separate induction hob, a Lamona fridge-freezer and dishwasher. There is also wood laminate flooring, a period-style radiator and part tongue and groove panelled walls
- Connecting to the kitchen, is the dual aspect dining room with wood laminate flooring, part-glazed door to the garden and separate door access to the attached garage
- The dual aspect sitting room is generous in size, with wood laminate flooring throughout, fitted cast-iron wood burner with oak mantel and slate hearth, wall lights, bespoke wooden window shutters and large sliding patio doors providing great views of the garden and external access to the patio terrace
- To the first floor, there is a further front window with bespoke wooden shutters and an airing cupboard, access to all three bedroom and the family bathroom
- There are two double bedrooms both with built-in double wardrobe cupboards, and a third single bedroom
- Superbly-presented family bathroom with overhead rain-shower
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,950 pcm

OUTSIDE

- The impressive and established north-facing rear garden is predominantly laid to lawn, with a large patio terrace and extensive mature shrubbery, the whole affording a good degree of privacy
- To the front of the property, is a small section of lawn with mature shrubbery and planting borders
- A hardstanding driveway leads to the attached garage with one up-and-over metal door and personal door access, light and power, cupboard housing the boiler, and internal door accesses to both the main house and rear garden

DIRECTIONS

- Heading from Moreton-in-Marsh in Stow-on-the-Wold on the A429 turn right signposted Lower Swell
- On reaching the village continue through and after the Golden Ball turn right at the green signposted 'Upper Swell' and immediately right again signposted 'Upper Swell'
- Opposite the church turn left into St. Mary's Close and the property is the second on the right as denoted by the Agent's board
- what3words: harmonica.couriers.camper

SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Full-fibre broadband is available
- Average broadband speeds advertised within this postcode are up to 53.4 Mbps if provider is BT

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £2,843.42

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
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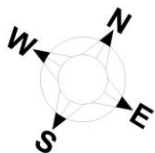


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IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





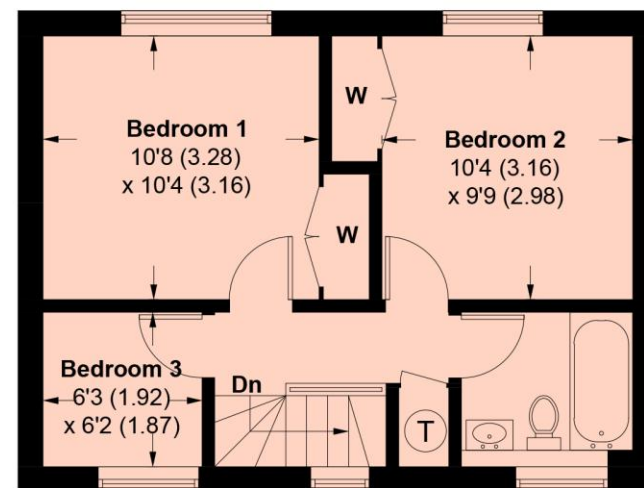
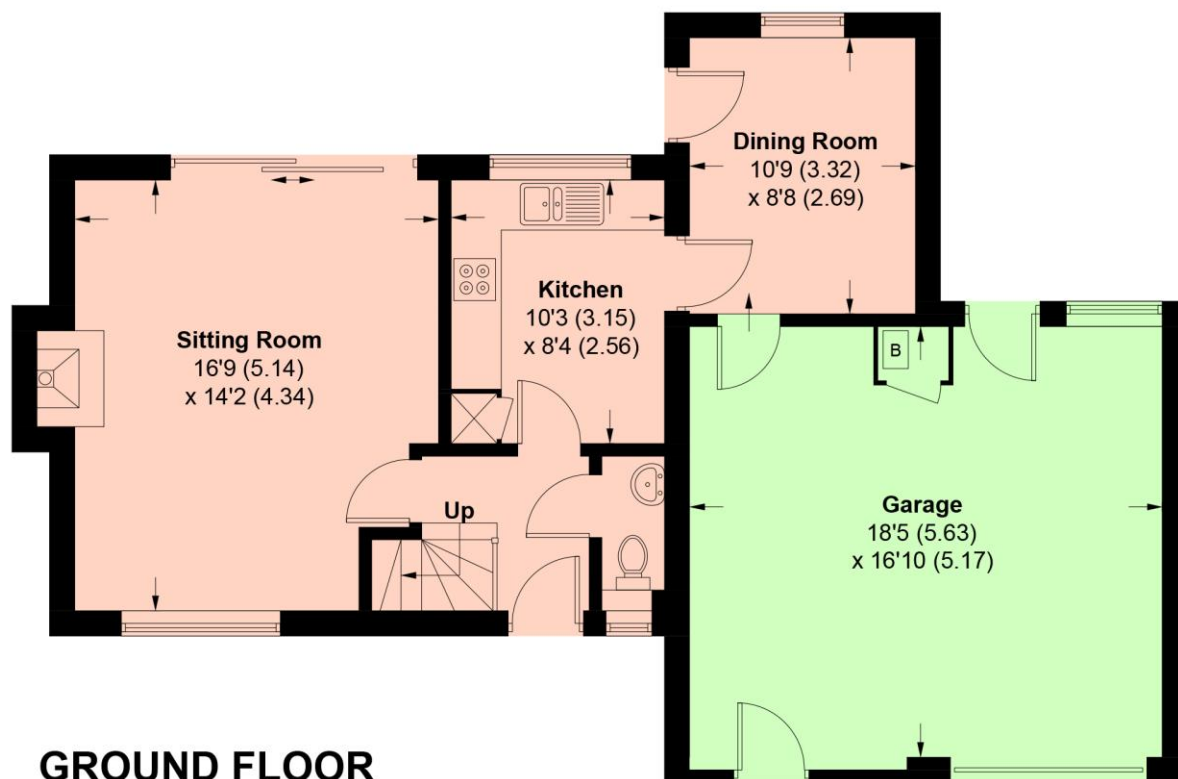
2 St. Mary's Close, Lower Swell, Stow-on-the-Wold, GL54 1LJ

Approximate Area = 82.0 sq m / 883 sq ft

Garage = 29.0 sq m / 314 sq ft

Total = 111.0 sq m / 1197 sq ft

For identification only - Not to Scale



HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k