



THE SWALLOWS

MAIN STREET ♦ DUMBLETON ♦ GLOUCESTERSHIRE



THE SWALLOWS

MAIN STREET, DUMBLETON,
GLOUCESTERSHIRE, WR11 7TH

A well presented village house
in an attractive location

Ground Floor: Entrance hall ♦ sitting room ♦ dining room
♦ kitchen & breakfast room ♦ study ♦ utility

First Floor: Master bedroom with dressing area and en suite
shower room ♦ four further bedrooms ♦ family bathroom

Integral garage ♦ garden ♦ parking area





MILEAGE

Broadway 6 miles, Evesham 7 miles, Tewkesbury 9 miles, Cheltenham 12 miles, M5 (Junction 9) 7 miles.

SITUATION

The Swallows is a well presented village house originally constructed in the early 1960's. The property provides spacious accommodation with flexible layout situated over two floors and is complimented by a good sized garden and deep frontage. The location is excellent for easy access to the regional and national road networks with the A46 and A38 close at hand.

Ashchurch railway station gives access to larger hubs and direct trains to Birmingham, Worcester.

Cheltenham and Evesham railway stations provide main line access, and kingham provides fast access to Paddington in around 90 minutes.

Good regional shopping is found in Cheltenham, Tewkesbury and Evesham.

DESCRIPTION

The Swallows is a modern family home of Bradstone construction. The property features mellow elevations with stone mullioned windows and powder coated window units under pitched tiled roofs. The ground floor features an attractive layout with a combination of strip wooden flooring and stone (slate/limestone) tiling. The impressive sitting room has a dual aspect with views over the front and rear gardens, exposed wooden flooring and wood burner stove. The kitchen & breakfast room has views over the rear garden and features integral appliances with floor and wall mounted storage.

The dining room has a delightful garden aspect with French doors. The study has bespoke fitted storage furniture.

The first floor provides a master bedroom with dressing area and en suite shower room and there are four further bedrooms with contemporary family bathroom.

The property enjoys a mature plot with the house nicely set back from the road. The rear garden is of a good size with terrace, garden storage shed and mature beds & hedging. The property is accessed via a private driveway with front garden and parking area.

SERVICES

Oil central heating
Mains electricity
Mains water
Mains Drainage

LOCAL AUTHORITY

Tewkesbury Borough Council

POSTCODE

WR11 7TH

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with Savills.



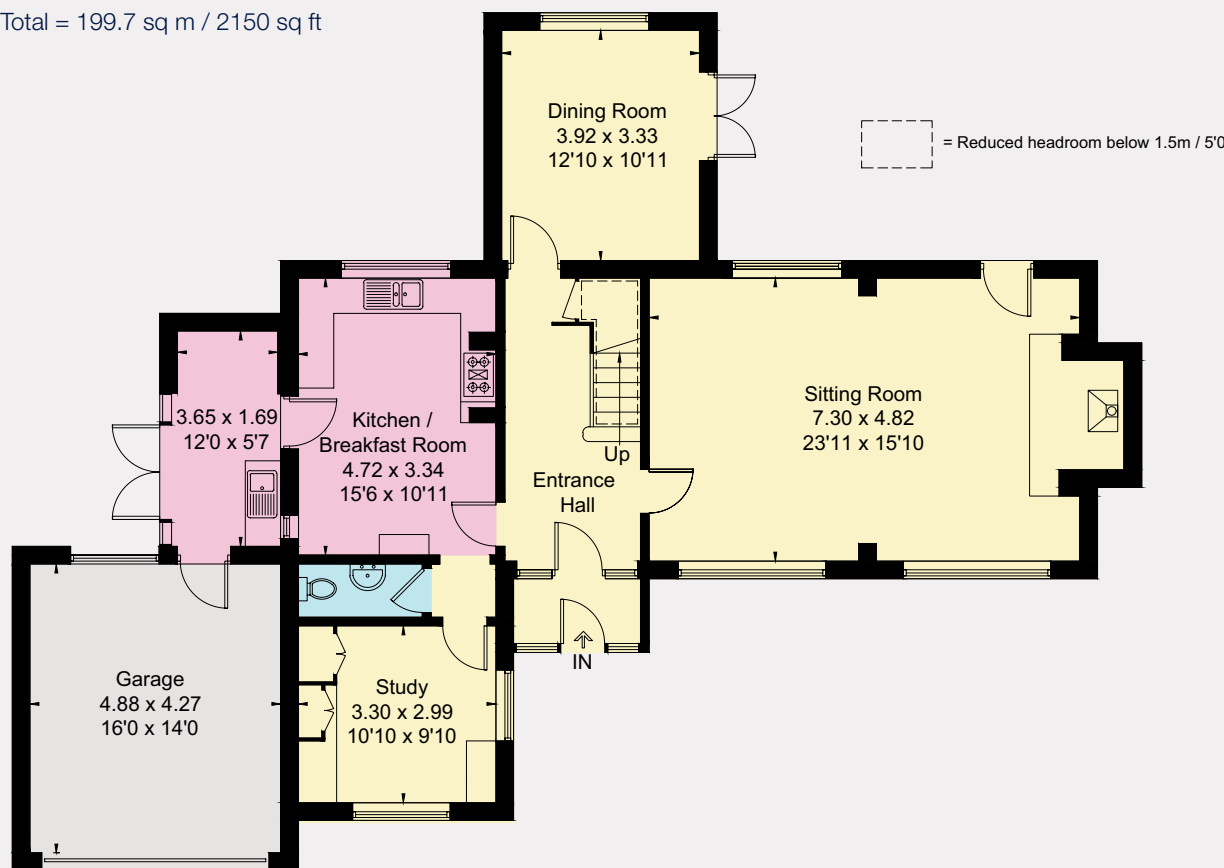
FLOORPLANS

Gross Internal Area (approx) = 178.8 sq m / 1925 sq ft

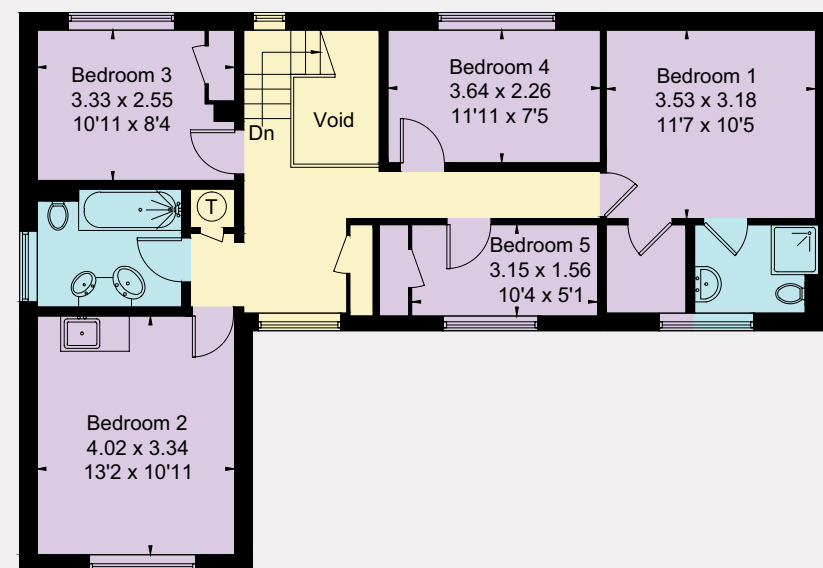
(Excluding Void)

Garage = 20.9 sq m / 225 sq ft

Total = 199.7 sq m / 2150 sq ft



Ground Floor



First Floor

Savills Cheltenham
The Quadrangle, Imperial Square,
Cheltenham GL50 1PZ
cheltenham@savills.com
01242 548 000

savills.co.uk

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