



# A Grade II Listed cottage in a sought after village

**Rosemary Cottage, Lower Swell, Cheltenham, Gloucestershire, GL54 1LG**

Freehold





Sitting room • kitchen/breakfast room • three bedrooms (one en suite) • family bathroom • garden and gated parking.

### Distances

Stow-on-the-Wold 1 mile  
• Burford 9 miles • Stratford-upon-Avon 22 miles  
Cheltenham 20 miles  
• Oxford 29 miles • Kingham (mainline station to London Paddington in 75 minutes)  
6 miles (all distances and times are approximate).

### Situation and Communications

Rosemary Cottage is located in the quintessential and picturesque Cotswold village of Lower Swell which supports a church, a primary school and a pub. Most of the properties in the village date back to the sixteenth and seventeenth centuries and are constructed from Cotswold stone. Nearby Bourton-on-the-Water (2 miles) and Stow-on-the-Wold (1 mile) both provide excellent facilities for day-to-day shopping with supermarkets, libraries, banks and a range of speciality shops. The Daylesford organic and lifestyle shop is 6 miles away.

Cheltenham, Cirencester and Stratford-upon-Avon provide extensive cultural, shopping and leisure facilities. The area is renowned for educational establishments including The Cheltenham Ladies' College, Cheltenham College, Dean Close and The Cotswold School.

There are golf courses at Naunton Down, Chipping Norton, Burford and Broadway. National Hunt Racing at

Stratford-upon-Avon and Cheltenham. Stratford-upon-Avon is also home to the world renowned RSC. There are fine walks via an abundance of bridleways and footpaths for the horse riding and walking enthusiasts.

The Cotswolds' year is packed with events, ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

### Rosemary Cottage

Situated in the centre of the prized village of Lower Swell and overlooking the village green and war memorial is Rosemary Cottage, a traditional semi-detached Cotswold cottage dating back to 1681. On the ground floor is a dual aspect sitting room with exposed timbers and stonework and a charming inglenook fireplace. The kitchen/breakfast room is generously proportioned and fitted with a good range of cabinets.







There is ample space for a good sized table and chairs. The room retains an original period fireplace and a window seat provides the perfect spot to look out over the village. A staircase leads from the kitchen/breakfast room to the first floor where there are three bedrooms, one of which is en suite, and a family bathroom.

The enclosed garden lies to the rear of the property and is principally laid to lawn with established flowerbeds. There is a private graveled parking area accessed via timber gates.

The property is very well-presented and will appeal particularly to buyers looking for a weekend retreat or investment property with a proven track record.

#### **General Information**

##### **Agent's Note**

All furniture, fixtures and fittings are available by separate negotiation.

##### **Local Authority**

Cotswold District Council.  
Telephone 01285 623000.

##### **Tenure**

Freehold with vacant possession upon completion.

##### **Services**

Mains electricity, drainage and water are connected. Oil-fired central heating. Telephone line subject to BT transfer regulations.

#### **Directions GL54 1LG**

From Cirencester, take the A429 Fosseway in the direction of Stow-on-the-Wold. On reaching the traffic lights in Stow-on-the-Wold, turn left signposted Lower Swell. On entering the village the cottage will be found on the right hand side just before the War Memorial.

#### **Viewing**

Strictly by prior accompanied appointment with Savills.

#### **Wayleaves, Easements and Rights of Way**

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

#### **Date of Information**

Particulars prepared: April 2021. Photographs taken: March 2021.

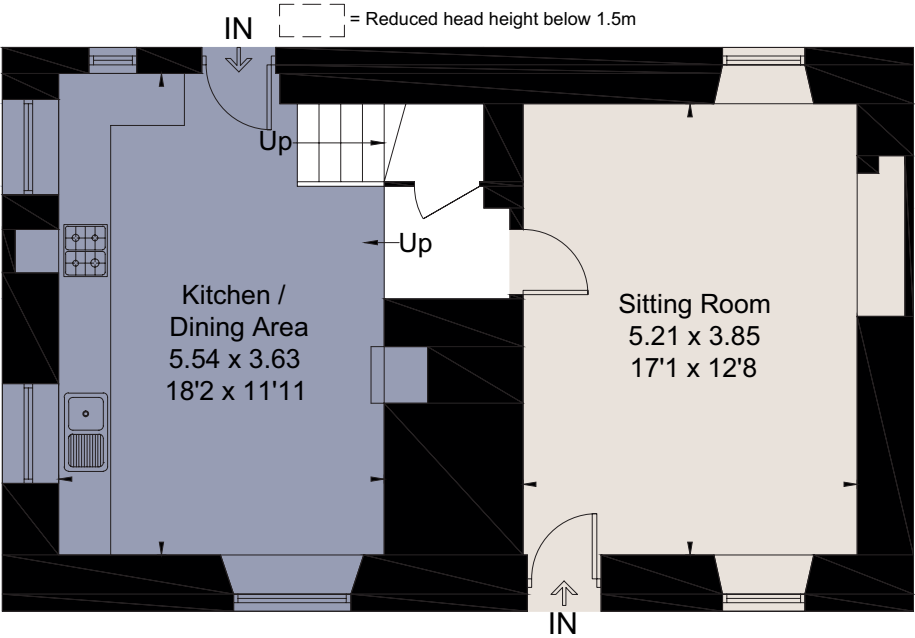
Rosemary Cottage, Lower Swell, Cheltenham, Gloucestershire, GL54 1LG  
Approximate Area 102.1 sq m / 1099 sq ft  
Including Limited Use Area (2.3 sq m / 25 sq ft)



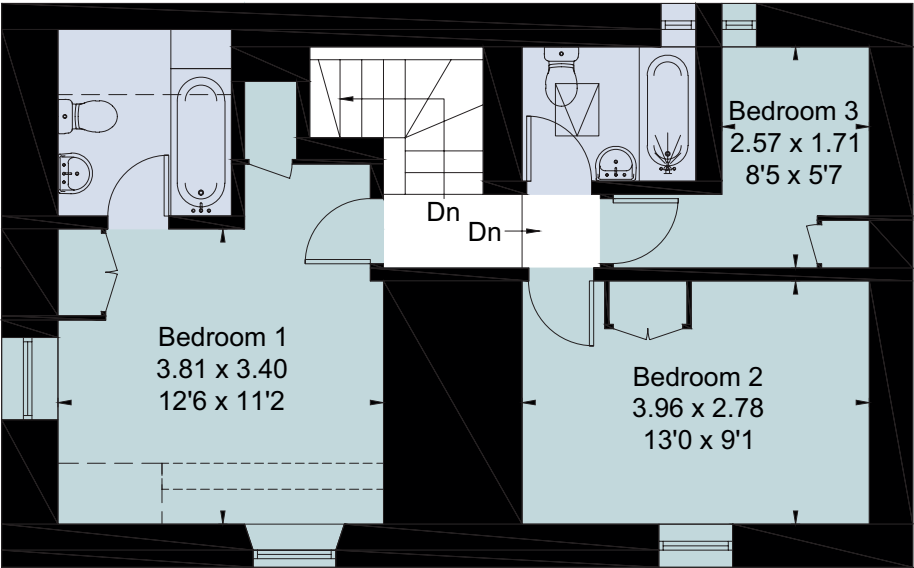
savills

savills.co.uk

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Ground Floor



First Floor

For identification only. Not to scale. © 210409KM

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