



UPPER SWELL HOUSE

UPPER SWELL, GLOUCESTERSHIRE



An exceptional village house surrounded by scenic Cotswold countryside

Upper Swell House, Upper Swell, Gloucestershire

Stow-on-the-Wold: 1 mile

Cheltenham: 18 miles

Cirencester: 20 miles

Oxford: 30 miles

London: 90 miles

Kingham Station: 7 miles (trains to London Paddington in 90 minutes)

(Distances and time approximated)

- reception hall, drawing room, dining room, library, study, kitchen/breakfast room, two cloakrooms, utility room, boot room, garden room/conservatory, family room/summer room, reading room
- six bedrooms, six bathrooms
- gravelled parking, triple garage, landscaped garden and grounds

In all about 1 acre.



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Situation

Upper Swell is a delightful small Cotswold village associated with the River Dikler which rises nearby. There is a small 18th Century bridge beyond which is the moss-covered weir holding back the extensive mill pond and the attached mill still has its water wheel. The village comprises mainly Cotswold stone period houses as well as a fine Norman Church. Surrounded by picturesque rolling countryside, the village is within a mile of the historic market town of Stow-on-the-Wold which is the highest in the Cotswolds. Here there are an excellent range of day to day shops and facilities ranging from several outstanding restaurants, an array of prestigious antique shops and the convenience of a nearby supermarket.

The picturesque Cotswold towns of Broadway and Chipping Camden lie within easy reach together with the well renowned Daylesford Organic Farm and Lifestyle shop being approximately four miles away. Moreton in the Marsh and Kingham provide main line railway stations to London Paddington.

The regency spa towns of Cheltenham and Leamington Spa provide a large selection of shops and amenities as do the historic towns of Cirencester and Stratford Upon Avon, including the world famous Royal Shakespeare Theatre.

There is a wide choice of schools within the area including Kingham Hill School, Rendcomb College, Hatherop Castle and the schools and colleges in Cheltenham.

Sporting facilities nearby include racing at Cheltenham, Stratford Upon Avon and Warwick, polo at Cirencester Park and golf courses at Naunton, Broadway and Burford. Cheltenham hosts a number of festivals including cricket, literature, music and jazz along with several theatres.

Description

Upper Swell House is tucked away in the heart of the village with its entrance marked by two of only a few remaining Cotswold Elm trees. The buildings date from 1831 and the property was redeveloped by local builder Roland Jones in 2000 with great flair and completed with high quality workmanship and materials. The result is an exceptional, beautifully appointed family home with the advantage of a flexible layout and living accommodation extending to 5,694 sq ft. Complementing the house is a wonderful garden







which has been sympathetically landscaped to create privacy and an enviable setting. Village properties of this calibre are few and far between particularly when offered in such scenic surroundings.

The house is approached via outside stone steps with double doors leading into an impressive **reception hall** with a limestone floor which extends into the **cloakroom**. To either side are the two principal reception rooms both having ceiling beams, dual aspect windows and French doors leading onto a south facing sun terrace. The **drawing room** has an Inglenook fireplace with bressumer beam, stone hearth and a wood burning stove. The **dining room** has a Cotswold stone fireplace, stone hearth and Living Flame gas fire. An **inner hall** with outside access, links to the superb Cotswold **kitchen/breakfast room** comprehensively fitted with an excellent range of wall and floor cupboards and having a combination of granite and oak worksurfaces. There is also the benefit of an Aga together with integrated appliances. This room also has French doors onto the sun terrace, a limestone flagged floor, adjacent pantry and utility room. Also accessed off the inner hall is the **library, laundry/boot room, study** and a **second cloakroom**.

A fine part oak staircase with an arched picture window at half landing stage leads up to the main landing where there is a vaulted **reading room** looking out to the front of the property. All of the **five bedrooms** have their own bathrooms and four have exposed beams. The principal bedroom has a French door opening onto a balcony with steps leading down to the garden. The property also has the advantage of a secondary staircase which leads up from the inner hall.

Leading up from the kitchen and potentially forming self contained accommodation, is the more informal living space which presently comprises a relaxing **conservatory/garden room** off which is a spacious **family room** converging into a **summer room** with multiple French doors opening out to the terrace with a water feature and the garden beyond. A spiral staircase leads to an occasional **sixth bedroom** together with its own **bathroom**.

Gardens and Grounds

Externally the house is approached through automated double gates and is fronted by a gravelled courtyard providing parking for a number of cars. Surrounded by shrub borders, the area also fronts the triple garage. To the side there is a wrought iron gateway which leads through to the principal garden and off which is a gardener's store and two further outside stores.

The grounds are mainly lawned and interspersed with a wide variety of specimen trees and shrubs. Close to the house is the sunken paved sun terrace from which stone steps lead up to a further terrace with a water feature and direct access from the summer room. The surrounding borders have been beautifully stocked with seasonal planting and help create an extremely attractive setting for the house. The garden is principally south facing and the whole property extends to just under one acre.

Directions (GL54 1EW)

From London take the M40 towards Oxford and exit at Junction 8 signposted A40 to Oxford. Continue along the A40 towards Cheltenham and at the Burford roundabout, take the third exit

following the A424 to Stow-on-the-Wold. At the junction with the A429 turn right at the traffic lights and proceed up the hill. Take the left hand turning for Upper Swell onto the B4077 Tewkesbury road. On entering Upper Swell continue over the River Dickler and the entrance gates to Upper Swell House will be set back behind a triangular area with two Elm trees.

Services

Mains water and electricity. Private drainage. Oil fired central heating and electric under floor heating in the garden room and conservatory. LPG for two gas fires and hob.





Local Authority

Cotswold District Council
Tel 01285 623000.

Fixtures and Fittings

Those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Viewing

Strictly by appointment with Savills.

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Upper Swell House, Upper Swell

Gross internal area (approx):
 House: 529 sq m (5,694 sq ft)
 Garages: 54 sq m (581 sq ft)
 Total: 583 sq m (6,275 sq ft)
 For identification only. Not to scale
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