



Swan Lane, Stoke Orchard, Cheltenham GL52 7RW

£695,000

DESCRIPTION

The Green is an outstanding black and white cottage believed to date back to the 15th century, set in remarkable gardens and ideally situated between Cheltenham and Tewkesbury. Unusual for a property of this age, The Green has a real sense of space throughout and was carefully extended in the 1970's making the overall property what it is today. The current owners have had the task of updating the property, which they have done superbly whilst retaining the properties original character and charm which include exposed beams and an inglenook fireplace.

The accommodation comprises in brief an entrance lobby with a door to the snug, stairs to the first floor and opening to a farmhouse style kitchen which includes a range of matching wall and base level units with solid wood work surfaces over, ceramic sink inset, integral dishwasher, windows to two aspects and an opening to a hallway with doors to the utility room and the formal living room. The snug is a lovely cosy room and has a inglenook fireplace with a stove inset, a window to the front aspect and a door opening to a study. The living room measures a remarkable 23' and has a feature exposed brick fireplace with a stove inset and windows to three aspects.

KITCHEN

3.78m x 3.20m (12'5 x 10'6)

UTILITY

2.36m x 2.31m (7'9 x 7'7)

CLOAKROOM

SNUG

3.71m x 3.38m (12'2 x 11'1)

STUDY

3.51m x 1.75m (11'6 x 5'9)

LIVING ROOM

7.01m x 3.68m (23' x 12'1)

BEDROOM ONE

3.68m x 3.68m (12'1 x 12'1)

BEDROOM TWO

3.91m x 3.38m (12'10 x 11'1)

BEDROOM THREE

3.68m x 2.21m (12'1 x 7'3)

BEDROOM FOUR

3.35m x 3.02m (11' x 9'11)

BATHROOM

ADDITIONAL INFORMATION

Tewkesbury Borough Council Band F.

All mains services are connected.


DIRECTIONS

Leave our Bishops Cleeve office via Cheltenham Road heading South. At the first set of traffic lights turn right. Proceed over the roundabout on to Stoke Orchard Road. Proceed Through the village where Swan Lane can be found on the left. The Green is the first house on the left.





Viewing strictly by appointment through
Peter Ball & Co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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