



HOLMANS
ESTATE AGENTS

Inglenook Cottage The Green, Stretton On Fosse, Moreton-in-Marsh, Gloucestershire. GL56 9SQ

Offers Over £350,000, Freehold

Property Description

Occupying a discrete village centre location backing on to open countryside, this semi-detached (end of three) two storey, two double bedroom contemporary style country cottage was believed to be built in 1980 yet combines the character and charm of a period style home with the contemporary refinements of modern day living.

The property takes its name from the substantial Inglenook fireplace in the central living room formed around a homely wood burning stove. Additional character is manifest in exposed Cotswold stone walls, exposed, beams, small paned windows and solid timber doors on the first floor. More contemporary refinements include oil fired central heating, light oak style fitted kitchen, ground floor 4-piece shower room suite in addition to a 3-piece bathroom suite on the first floor. The property has an in keeping peninsular dining room extension to the front.

Externally the property has gardens on three sides with a particularly attractive country garden to the rear. Landscaped with various seating areas and, unusually, the property has a separate orchard garden to the rear of the adjacent property. To the front there is a shared drive leading to parking bays on the left hand side.

The Cottage is located in the centre of Stretton-on-Fosse with a public foot path to the side giving access to walks in the area of outstanding natural beauty. The village has its public house in The Plough and a local church. The village is located midway between the market towns of Shipston on Stour to the north and Moreton in Marsh to the south with the latter having its own rail station with links to Oxford and London Paddington.

Entrance Porch

With flagstone floor and small paned front door.

Living room

(17' 01" x 17' 02") or (5.21m x 5.23m)

With substantial inglenook fireplace with concealed illumination and substantial cast iron wood burning stove set on flagstone hearth with random pointed Cotswold stone interior. Exposed beams to the ceiling, double panelled radiator and easy staircase returning to the first floor. Double paned doors leading to dining room.

Front Dining Room

(14' 04" x 9' 11") or (4.37m x 3.02m)

With one random pointed stone wall and small paned window to the front. Exposed beams to the ceiling, double panelled radiator, pointed brick wall and two mounted light points.

Ground Floor Shower Room/W.C.

With 4 piece suite in white. Low flush WC, bidet, pedestal wash hand basin, shower cubicle with tiled interior and curtain rail surround. Double panelled radiator.

Rear Kitchen

(10' 02" x 8' 0") or (3.10m x 2.44m)

Fitted on three sides with wood trimmed laminate work surface with inset enamelled single drainer sink and brass mixer tap, plumbing for automatic washing machine. Light oak style fronted units incorporating 8 base units, integrated split level fridge with freezer below. 7 matching wall mounted cupboards, tiled surround to work surfaces with concealed pelmet lighting. A particularly attractive outlook to the garden at the rear. Single panelled radiator and access to rear garden.

1st Floor Landing area

With timber panelled doors, ranch style balustrade and airing cupboard with foamed lagged cylinder and emersion heater.

Front Bedroom 1

(14' 11" x 11' 02") or (4.55m x 3.40m)

With full height fitted wardrobes with sliding doors to one wall. Dormer window with outlook over tree lines and gardens and single panelled radiator.

Central Bathroom/W.C.

With 3 piece coloured suit, low flush WC, pedestal wash hand basin, handled panel bath with tiled surround. Wall mounted medicine cabinet, single panelled radiator and attractive outlook over rear garden.

Rear Bedroom 2

(10' 04" x 8' 02") or (3.15m x 2.49m)

With single panelled radiator and particular attractive outlook over rear garden and tree scape.

Outside - Rear Garden

(80' 0" x 35' 0") or (24.38m x 10.67m)

Flagged patio area immediately adjacent to the property with coal store, small timber cabin. graveled section with mature bush surround. Central ornamental section with small seating area. Side garden area with gated access to front garden and large PVC oil tank and external oil fired central heating boiler for domestic heating and hot water. Gated access leading to side pathway with walks in the surrounding countryside and graveled pathway again leading to the rear section of the garden. Large birch tree, well stocked with mature shrubs and bushes. Gated access leads to a further portion of garden 20ft wide x 35 ft deep. Orchard area with apple trees and backing on to open countryside, this lies to the rear of adjacent

property. There is a right of way across the rear garden, in favour of the adjacent property, Fir Tree Cottage.

Front Garden

(18' 0" x 20' 0") or (5.49m x 6.10m)

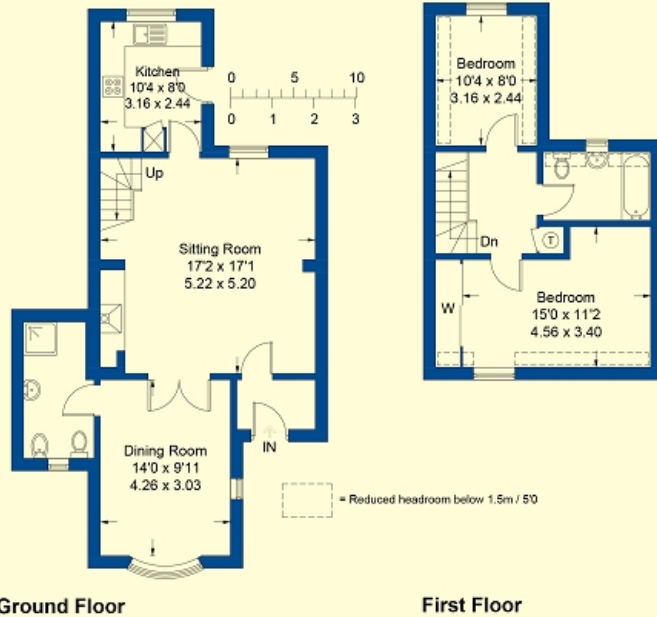
Landscaped area with graveled pathway, small seating area and all enclosed with a picket fence. Gated access leads to 100 ft graveled driveway which is shared by the 3 frontages.

N.B

There is Deed of Easement granting the neighbour of Fir Tree Cottage a right of way over the rear garden.



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Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID908126)



Directions

From our Moreton in Marsh office turn right continuing north along the A429 the Fosseway for approximately 3 miles. Turn left at the signpost for Stretton-on-Fosse driving straight on following the road round to the right continuing past the Church then the road turns to the left and after approximately 100 yards the entrance to this property is located on the right side. Continue along the driveway to 3 rustic brick cottages with this being the one on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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