



HOLMANS
— ESTATE AGENTS —

Northcote, High Street, Moreton-in-Marsh, Gloucestershire, GL56 0AD

Guide Price £775,000, Freehold

Property Description

Combining the innate character and charm of a period home with all the contemporary refinements of modern day living; this link detached two/three storey, three-bedroom Cotswold home, located on Moreton's historic High Street, has been stylishly upgraded over recent years.

There is a central living room with a homely inglenook fireplace with a log burning stove, there is a stylish fitted diner/kitchen and a substantial conservatory extension to the rear enjoying a westerly aspect over the well established and private rear garden.

The whole of the ground floor has lime stone style ceramic tile floors and the character is enhanced with some exposed pointed Cotswold walls, antique latch and braced doors and exposed roof timbers. The property is believed to have dated from the early 19th Century and the substantially extended in 2001 with a new roof and windows being renewed/installed in 2020. There is a spacious bathroom recently fitted and an en-suite shower room on the first floor together with two bedrooms and a light and airy master bedroom on the top floor.

Externally the property is screened from the road with a mature hedgerow and there is off street parking for at least two to three vehicles in addition to an attached single garage. Many windows within the property enjoy an excellent aspect over the well-manicured lawn rear garden with a decking area, also well screened with a hedgerow and has the benefit of several attractive seating areas.

For those looking to work from home, the property has been further enhanced with a detached Belgian designed timber built office in the rear garden with power installed. Bearing in mind the town's railway station is around 400 yards walk away, this is also perfect for commuters.

Only to be further described in superlatives. The property is strongly recommended for internal inspection in order to fully appreciate it's qualities first hand and it's ideal location at the northern end of one of the most famous High Streets in the North Cotswolds. Also within easy walking distance of most of the amenities including supermarkets a wider range of shops, hostelrys and the all-important railway station with direct links to Oxford and London Paddington.

Front Porch

Entrance porch with hardwood panelled front door and electric panel radiator and cloaks area with antique elm door lead to the living room.

Living Room

(20' 6" x 15' 3") or (6.25m x 4.65m)

Double radiator with lime stone style flooring, easy staircase rising to the first floor, inglenook fireplace with slate hearth shepherd seats and log burning cast iron stove set into the chimney breast. Pointed stone walls to one side, antique stripped beams to the ceiling and double doors leading into the rear conservatory.

Rear conservatory

(17' 9" x 10' 4") or (5.42m x 3.16m)

With matching limestone style flooring as per the living room, sloping corex ceiling double doors opening on to the westerly facing rear garden, two low level double radiators, TV point, telephone point. Access to utility room.

Utility Room

(14' 9" x 8' 2") or (4.50m x 2.50m)

with limestone style flooring steps up to garage, two wall mounted cupboards and worktop, further access to utility area with space and plumbing for automatic washer, stainless steel sink unit with single drainer inset to timber worktop with cupboard below and above, access to small loft area and double radiator. Cloaks area with storage above and three-tier drawer unit.

Cloak Room

With two piece low flush suite in white and single radiator. Built in extra cupboard. Part-panelled and stylishly decorated.

Garage

(16' 5" x 9' 5") or (5.01m x 2.87m)

With an electronically operated remote controlled up and over door. Power and light installed.

Through Kitchen/Diner

(15' 3" x 8' 0") or (4.65m x 2.43m)

Dining area

Lime stone style flooring double radiator and windows to both front and side. Parquet work top with two cupboards below and open plan to kitchen.

Kitchen area

(10' 9" x 8' 0") or (3.28m x 2.43m)

Fitted on two sides with parquet style solid timber worktops, split level gas hob with an externally ducted Bosh cooker hood, built in electric circa therm fan oven below. Inset one and a half bowl stainless steel sink unit with single drainer and mixer tap. Wall mounted Worcester combination boiler for instantaneous water and gas fired central heating. Integrated Beko dishwasher and seven further base units. Five matching wall mounted cupboards and a particularly attractive outlook over the rear garden.

1st Floor Landing area

With antique oak panelled doors, single radiator and outlook over front garden. Single radiator.

Bedroom 2

(15' 0" x 8' 9") or (4.58m x 2.67m)

Through room with outlook over gardens to the rear, single radiator and two built in single wardrobes.

Bathroom/W.C.

(8' 2" x 7' 2") or (2.49m x 2.19m)

Three piece suit in white, wash hand basin set on to double cabinet, low flush WC and panelled bath with tiled surround and glazed shower screen. Antique oak style flooring, column radiator with chrome heated towel rail and extractor.

Bedroom 3

(10' 8" x 8' 0") or (3.26m x 2.44m)

Double radiator, outlook over the front garden . Exposed beams to ceiling and access to loft space. Two double built-in wardrobes.

En Suite Shower Room/WC

With three piece suite in white, wash hand basin set in double cabinet, low flush WC and walk in shower cubicle with glazed shower screen with rain shower head and hand held shower spray. Built in extractor and heated towel rail.

Second Floor Master Bedroom

(19' 4" x 10' 8") or (5.90m x 3.24m)

Exposed A-frame roof timber, exposed purling. Dormer window to the front, twin double glazed Velux windows to the rear and south facing gable window creating a light and airy atmosphere. Single radiator and gallery style entrance. Five double built-in wardrobes to the eaves area.

Rear Garden

(98' 5" Max x 65' 7" Max) or (30.0m Max x 20.0m Max)

Purpose built decking area immediately to the rear of the conservatory perfect for alfresco dining taking full advantage of the afternoon and evening sun. Sweeping lawned area with part graveled surround and borders of mature hedgerow and trees. There are several well screened seating areas.

Garden Office

(7' 09" x 12' 08") or (2.36m x 3.86m)

Interlock Finest Scandinavian Log Cabin using PEFC certified Northern Scandinavian pine. Fully insulated roof and floor and double glazed units. Easterly facing double doors to the front and electricity installed.

Front Garden

(0' 0" x 50' 0") or (0.00m x 15.24m)

With 50 foot wide graveled area with off-street parking and turning for two to three vehicles. EV charging point.



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Directions

From our Moreton in Marsh office proceeding on foot, turn right and continue for approximately 400 yards to the end of the High Street. This is then the last property on the left-hand side before open park land.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(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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