



Glasfryn

Great Wolford | Shipston-on-Stour | Warwickshire | CV36 5NQ



Glasfryn

Great Wolford | Shipston-on-Stour | Warwickshire

Moreton in Marsh - 4 miles

Chipping Norton - 9 miles

Shipston on Stour - 4 miles

Stratford-upon-Avon - 16 miles

This deceptively spacious detached five bedroom country residence must be experienced first hand to be fully appreciated

Kitchen | Living Room | Dining Room | Second Sitting Room | Master Suite | Utility Room | Double Garage

EPC rating C72

Guide Price: £849,950



Situated in a slightly elevated position in the centre of this popular North Cotswold village and offering around 3000 sq ft of living accommodation, this deceptively spacious detached two storey five bedroom country residence must be experienced first hand to be fully appreciated and internal inspection is strongly advised.

The expansive accommodation has the advantage of three large reception rooms, three bathrooms (two ensuite) with the master bedroom also having an ensuite dressing room. There is a fully fitted kitchen with an oil fired Aga, matching utility room and the advantage of a double garage.

Technical attractions of the property include central heating fired from a carbon efficient air source heat pump, upvc double glazed windows and doors and there are solar panels on the rear of the roof, two of which heat the hot water.

Externally the property has an enclosed rear garden with an elevated lawn and a patio for alfresco dining. To the front there is a large driveway with off street parking for around five vehicles.

The property would therefore be ideal for those with a large family or indeed for those looking to relocate to the Cotswolds and work from home.

Great Wolford is located midway the Cotswold market towns of Chipping Norton, Shipston on Stour and Moreton in Marsh with the latter having its own railway station with links to Oxford and London Paddington.




General

Council tax band G

Directions

From our Moreton in Marsh office turn left and at the first mini roundabout turn left along the A44 towards Chipping Norton continuing past the fire college and taking the next main turning on the left to Great Wolford. After entering the village the access to Glasfryn is around 150 yards along on the right hand side and has the name of the property at the roadside.

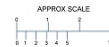
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(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.

Glasfryn, Great Wolford

Approximate Gross Internal Area
3326 sq ft - 309 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being represented by the seller or their agent.
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ESTATE AGENTS

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