



**HOLMANS**  
ESTATE AGENTS

# 16 Waterstyles Way, Longborough, Gloucestershire, GL56 0FT

Guide Price £750,000, Freehold

## Property Description

Positioned in a quiet country backwater away from mainstream traffic in the corner of this select modern development built in 2020, this detached two storey four bedroom village residence offers all the advantages of contemporary living with the benefit of a central location close to many established Cotswold period homes.

The property has a spacious through living room with a homely woodburning stove and the delightful well fitted kitchen with a good range of integrated appliances, quartz worktops and a ceramic tile floor with underfloor heating. Both of these ground floor rooms have bi-fold doors leading on to the enclosed easterly facing rear garden.

The property has a separate utility room and a ground floor study for those looking to work from home. At first floor level there are four bedrooms, two with fitted wardrobes and two bathrooms, one ensuite to the master bedroom.

The property enjoys views over parkland to the front which is owned by this small niche development's management company to prevent further building. Waterstyles Way is located on a private road with this property occupying a corner location with a large block paved driveway with off street parking for several vehicles and its own double garage with electronically remote controlled up and over doors.

Longborough is located midway between the market towns of Stow on the Wold and Moreton in Marsh, the latter having its own railway station with links to Oxford and London Paddington. The village is famous for hosting the opera promenade concerts in the summer, the venue for which can be approached on foot from this property. The village has its own shop and tearooms, the Horse and Groom public house and its own thriving village primary school.

For those therefore looking for a traditional Cotswold village location without the maintenance involved in an older property, look no further.

## Accommodation Comprises

### Entrance Hall

Karndean flooring. Easy staircase returning to first floor. Single radiator. Built in understairs storage cupboard housing pressurised hot water system.

### Through Living Room

(21' 01" x 11' 10") or (6.43m x 3.61m)

Cotswold stone fire surround to cast iron wood burning stove on slate hearth. Bi-fold doors to the rear with easterly aspect over rear garden taking the morning sun. Open outlook at the front over parkland. Two double radiators.

### Through Living Kitchen

(21' 01" x 12' 07") or (6.43m x 3.84m)

Bi-fold doors to the rear. Ceramic tile floor with piped underfloor heating. Quartz worktops fitted to two sides and island unit including a 1 1/2 inset sink unit. Integrated dishwasher. Induction ceramic hob with externally ducted cooker hood above. Split level microwave oven and split level electric circatherm oven below. Split level fridge with freezer below. Central island unit with integrated twelve bottle wine rack. Integrated breakfast bar and four separate cupboards also within the island unit. Three tier pan drawer and five separate base units. Four wall mounted cupboards and corner sited Ideal Logic gas fired central heating boiler.

### Utility Room

Ceramic tile floor and laminate worktop with inset sink unit with single drainer and mixer tap. Space and plumbing for automatic washer. Double base cupboard. Access to rear garden. Understairs storage cupboard.

### Rear Lobby

(8' 11" x 6' 11" ) or (2.72m x 2.11m)

Karndean flooring.

### Ground Floor Cloakroom

Two piece suite in white with low flush wc and pedestal wash hand basin. Half tiled walls. Tiled floor. Ladder style heated towel rail and radiator. Built in extractor.

### Study

(12' 02" x 10' 10" ) or (3.71m x 3.30m)

Dual aspected room with southerly and westerly aspected windows. Single radiator. Currently used as a recording studio.

### First Floor Landing Area

Gallery style landing with battened balustrade. Single radiator. All internal engineered oak doors. Access to loft space. Ceiling light tunnel.

### Master Bedroom

(12' 10" x 11' 00" ) or (3.91m x 3.35m)

Full height double built in wardrobe. Elevated aspect over gardens towards distant countryside. Single radiator. Access to ensuite shower room.

### En Suite Shower Room

Three piece suite with close coupled low flush wc, wall mounted wash hand basin with cupboard below and a 4' 10" wide shower cubicle with glazed screen, tiled interior and thermostatic shower. Ladder style heated towel rail and radiator.

### Front Bedroom 3

(12' 08" x 9' 09" ) or (3.86m x 2.97m)

Open outlook over parkland and treescape. Single radiator.

### Family Bathroom/W.C.

Three piece suite in white with panelled bath and thermostatic shower unit with glazed screen. Close coupled low flush wc and wall mounted wash hand basin with double drawers below. Attractively tiled floor and walls. Ladder style heated towel rail and radiator. Shaver point and built in extractor.

### Front Bedroom 4

(10' 08" x 9' 09" ) or (3.25m x 2.97m)

Open outlook over parkland. Single radiator.

### Rear Bedroom 2

(11' 04" x 10' 08" ) or (3.45m x 3.25m)

Full height double fitted wardrobes with sliding doors. Distant outlook over countryside. Single radiator.

### Outside

#### Rear Garden

(40' 00" x 60' 00" ) or (12.19m x 18.29m)

Central lawned area with side lawn section. Interwoven fence surround and one Cotswold stone boundary wall. Flagged patio immediately adjacent to property. Gated access leading to double driveway with block paved off street parking for two vehicles.

#### Double Garage

Electrically operated remote control up and over doors. Power and light installed.

#### Front Garden

Enclosed with boundary Cotswold stone wall. Lawned area and gated access leading onto a communal pathway. The land beyond this is owned by the residents association to prevent further development. To the northern side of the property there is a 18ft wide full length strip of lawned area also belonging to the property.

#### N.B

There is an annual maintenance charge to the management company for Waterstyles Way of circa £500 per annum to cover gardening and maintenance of communal facilities. Prospective buyers are advised to ascertain the exact terms and conditions of this service charge in pre-contract enquiries prior to exchange of contracts.

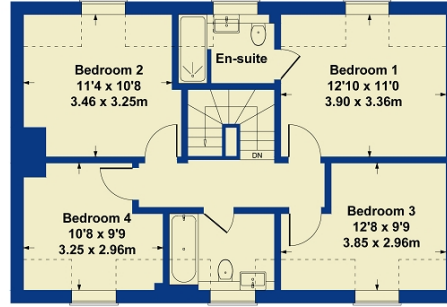


## 16 Waterstyles Way, Longborough, GL56 0FT

Approximate Gross Internal Area  
1570 sq ft - 145 sq m



GROUND FLOOR



FIRST FLOOR



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 a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



## Directions

From our Moreton in Marsh office turn left and continue south along the Fosseyway (the A429) for approximately 2 1/2 miles then turn right signposted Longborough. When entering the village and passing some retail units on the left hand side take the second turning on the left into Waterstyles Way following the road round to the right and right again this property is then in the far corner with its own driveway.

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