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ESTATE AGENTS

10 Fenhill Close, Bourton On The Hill, Moreton-in-Marsh, Gloucestershire, GL56 9AD

Guide Price £375,000, Freehold

Property Description

Positioned to enjoy excellent views over open countryside towards Batsford Arboretum to the front and over gardens and countryside to the rear, this deceptively spacious and stylishly improved mid-terrace, two storey, three bedroom family home with a distinctly cottage atmosphere which must be experienced personally first hand to be fully appreciated.

There is a distinct feeling of spaciousness when entering the property, where the hall flows into the utility area. The spacious rear living room has a homely wood burning stove and two south facing windows over the rear garden, creating a light and airy ambience.

The farmhouse style kitchen has a traditional terra cotta floor and ample room for the largest of dining tables and a mezzanine floor has been created over the kitchen, perfect for use as a study or an occasional fourth bedroom.

In tandem with the hallway, the first floor landing has mostly renewed engineered oak doors, there is a stylish contemporary style bathroom suite and open views from all of the bedrooms, all of which have built in wardrobes.

The property is warmed throughout with gas fired central heating from a combination boiler and further insulated with recently installed aluminium-framed double glazing in a Cotswold cream colour with antique style iron work handles.

The property is set back and screened from the main road with lawns and a mature hedge but is located in an area famous for country walks around Sezincote House, Batsford Arboretum and between Bourton-on-the-Hill and Longborough. The village has its own public house and restaurant in the Horse and Groom and the traditional market town of Moreton-in-Marsh is just over 1 mile walk away, where there are a wide range of shops, amenities, supermarkets, a community hospital and the town has its own all important railway station with links to Oxford and London Paddington.

Entrance Hall

(7' 01" x 14' 07") or (2.16m x 4.45m)

Tiled flooring, easy staircase rising to the first floor with a batoned balustrade, cloaks area and a single radiator, two solid engineered oak doors.

Living Room

(24' 01" x 10' 07") or (7.34m x 3.23m)

Two single radiators, southerly aspect from two separate windows over the rear garden, cast iron wood burning stove on a slate hearth with a built in cupboard to one recess of the chimney breast and two double built in cupboards opposite and a TV aerial point.

Utility

(10' 02" x 6' 05") or (3.10m x 1.96m)

Matching flooring to the hallway, beech style laminate worktop over three cupboards, one housing space and plumbing for an automatic washer and one giving space for a tumble dryer, wall mounted Worcester combination boiler for instantaneous hot water and gas fired central heating.

Cloakroom

Two piece suite in white, low flush wc and wall mounted wash hand basin, tile splash back and tile floor and a built in extractor.

Kitchen

(22' 05" x 12' 04") or (6.83m x 3.76m)

Terra cotta tile floor, part exposed random Cotswold stone wall with antique oak beamed ceiling and open pine staircase rising to mezzanine room. Kitchen area fitted on two sides with beech style laminate worktops with integrated Smeg dishwasher, six further base cupboards, five matching wall mounted cupboards with pull out cooker hood over space for gas cooker, part concealed pelmet lighting illuminating the worktops, double radiator, ample room for large dining table and stable style front and back doors, rear picture window with southerly aspect over rear garden, two wall mounted light points.

Mezzanine

(16' 04" x 12' 04") or (4.98m x 3.76m)

Apex beamed ceiling, Velux window with a particularly attractive outlook over countryside to the front and two wall mounted light points.

Landing

Four engineered oak doors, access to loft space, built in store cupboard and window with outlook over countryside.

Bedroom 1

(10' 07" x 13' 06") or (3.23m x 4.11m)

Outlook over rear garden and partial view over countryside and farm land, single radiator, double and single built in wardrobes.

Bedroom 2

(10' 05" x 11' 02") or (3.18m x 3.40m)

Double radiator, outlook over garden, double built in wardrobe.

Bedroom 3

(8' 10" x 7' 0") or (2.69m x 2.13m)

Single radiator, built-in wardrobe overstairs.

Bathroom / WC

(7' 10" x 6' 04") or (2.39m x 1.93m)

Three piece suite in white, close coupled low flush wc, wash hand basin set into double cabinet, panel bath with thermostatic shower unit and tile surround, ceramic tile floor, ladder style heated towel rail and radiator, built in extractor and inset spotlights to the ceiling.

Front Garden

(30' 00" x 25' 00") or (9.14m x 7.62m)

Lawned area with shrubbery borders and pathway to the house, the land beyond the pathway parallel to the property is owned and maintained by the local authority, as is the boundary country hedge.

Rear Garden

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

Interwoven timber fencing from two sides with country hedge to the rear and twin timber cabins, mature cherry tree, elevated flagged patio for alfresco dining. Glazed and timber framed potting shed. Both gardens to the property have been extensively developed over recent years giving a real feel of country living.

N.B

Due to the property being in an area of outstanding natural beauty, there is a restriction in the sale of the property that for the first 8 weeks of marketing, the house can only be sold to someone who either lives or works in Gloucestershire and will live in relatively close proximity to the property. Following this period, the property can be sold to anyone as long as it is their main home. Clarification of this can be sort from Cotswold District Council.



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Ground Floor

First Floor

Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft (Including Mezzanine)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID491245)

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Directions

From our Moreton-in-Marsh office turn left and at the first mini roundabout turn right along the A44 towards Broadway. When entering the village of Bourton-on-the-Hill, these properties can be seen set back from the main road on the left hand side, therefore take the first turning on the left into Fenhill Close, park on the curb side and walk back to number 10.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		84	(81-91) B		81
(69-80) C			(69-80) C		
(55-68) D	63		(55-68) D	56	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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