



**HOLMANS**  
ESTATE AGENTS



# Ivy Stump Cottage, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0HH

Guide Price £595,000, Freehold

## Property Description

Positioned within its own gated environment in this popular north Cotswold market town, this deceptively spacious and substantially extended, detached, two storey four bed roomed retreat, has been enhanced and embellished by the present owner to whom the property pays the highest compliment and internal inspection is strongly advised.

The property has a full width single storey extension to the rear which now incorporates a stunning fitted kitchen with solid oak worktops and a wide range of Magnet units with complementary colouring and a wide range of integrated appliances. Double doors lead onto the completely enclosed rear garden. There is a through lounge and dining room with a homely integral wood burning stove and a separate study or garden room to the rear.

At first floor level there are four good sized bedrooms, two with a wide range of fitted wardrobes and with an en suite shower room to the master bedroom. The four piece family bathroom suite incorporates a roll top slipper bath and both showers have rain shower heads and handheld shower sprays. The property is warmed with gas fired central heating and renewed double glazed windows which have a Cotswold colouring on the outside.

Externally there is a gated driveway to the front with off street parking for at least four vehicles and an integral garage. The delightful enclosed rear garden has several seating areas including a pergola perfect for al fresco dining, and its own summer house.

Located approximately three quarters of a mile from the town centre, with one of the most famous tree lined high streets in the north cotswolds, with a wide range of shops, hosteleries, supermarkets, tea rooms, St Davids parish church and the all important railway station with links to Oxford and London Paddington.

## Accommodation Comprises

### Entrance Porch

UPVC double glazed doors and windows with frosted panel above denoting Ivy Stump Cottage.

### Entrance Hall

(14' 10" x 5' 00" ) or (4.52m x 1.52m)

With ceramic tiled floor, double radiator, telephone point, easy staircase returning to first floor and access to garage.

### Ground Floor Cloakroom

With two piece suite in white, wall mounted wash hand basin, low flush WC and part pastel tiled walls, ceramic tiled floor, single radiator.

### Through Living Room

(11' 11" x 10' 11") or (3.63m x 3.33m)

With oak laminate flooring, double and single radiator, archway between the two sections of the room with the living area having SAYE wood burning stove set into the original chimney breast, with stone hearth. Back to back stained glass port hole window to the hallway.

### Dining area

(11' 10" x 11' 05") or (3.61m x 3.48m)

With double doors opening onto rear study/garden room.

### Rear Breakfast Kitchen

(17' 04" x 14' 0") or (5.28m x 4.27m)

Kitchen fitted on three sides with solid oak parquet worktops and all magnet units in fashionable grey and cream. Concealed pelmet lighting illuminating worktops. Amtico Clicksmart flooring. Large island unit with integrated dishwasher. Ceramic butlers sink, integrated wine rack with integrated bin store. Instant hot tap with tank concealed in cupboard beneath sink. SMEG range with five ring induction ceramic hot plates, two ovens, separate grill and plate warmer. Double width canopied cooker hood above. Integrated five bottle wine rack, spice drawer, split level microwave, split level fridge with freezer below, full height drawer cupboard and two full height larder cupboards. Two full height glazed fronted dresser units and wall mounted glazed display cupboards. Corner carousel unit, 9 drawers and 11 base cupboards. Double patio doors opening onto rear garden forming a picture window. Double radiator and three ceiling light points.

### Study

(8' 08" x 8' 00" ) or (2.64m x 2.44m)

With double glazed patio doors leading onto the rear garden. Double radiator. Three full height shelf cupboards and large double glazed velux swing window to the roof.

### First Floor Landing Area

Gable window. Access to loft space, part boarded housing OSO unvented water heater.

### Front Bedroom 1

(11' 07" x 11' 01") or (3.53m x 3.38m)

Fitted on two sides with three full height built in wardrobes, four cupboards over a well for bed with bedside cabinets to each side. Single radiator.

### En Suite Shower Room

With pedestal wash hand basin, fully tiled shower cubicle with folding doors, rain shower head and handheld shower spray. Fully tiled walls with mosaic dado tiling relief, chrome ladder style heated towel rail. Ceramic tiled floor, shaving mirror, built in extractor and light tunnel.

### Rear Bedroom 2

(11' 05" x 9' 07") or (3.48m x 2.92m)

Single radiator, particularly attractive outlook over rear garden. Wall mounted TV point.

### Family Bathroom/W.C.

With four piece suite in white, low flush WC with roll top freestanding clawed bath with handheld shower attachment. Corner sited delta shaped shower cubicle with folding glazed door, rain shower head and handheld shower spray. Wash hand basin set onto double drawer unit. Large chrome ladder style heated towel rail and radiator. Large dressing mirror with anti condensation heater. Shaver point, toothbrush charger point, integrated speaker. Bathroom timber panelled to dado height, outlook over rear garden and inset spotlights to the ceiling.

### Front Bedroom 3

(13' 06" x 10' 08") or (4.11m x 3.25m)

With dormer window, southerly aspect over front garden, single radiator, three built in wardrobes and cupboards. Access to eaves storage area.

### Rear Bedroom 4

(9' 0" x 8' 01") or (2.74m x 2.46m)

With attractive outlook over rear garden. Single radiator.

### Integral Garage

(16' 09" x 8' 03") or (5.11m x 2.51m)

With wall mounted Valiant central heating boiler, central heating timer and space and plumbing for automatic washer and space for tumble dryer. Metal up and over door and power and light installed.

### Outside

#### Front Garden

Approximately 40ft deep x 40ft wide. With large timber doors to the front. Two particularly fine horse chestnut trees. Graveled space with off street parking for at least four vehicles, raised flower beds and well screened from the main road.

#### Rear Garden

Approximately 40 ft sq with lawned area with raised flower beds bordered by sleepers. Well screened herbaceous and tree borders. Particularly attractive pergola area with flagged base perfect for al fresco dining. Outside lighting and double electric socket.

Summer House 7ft 5 x 9ft.

A timber cabin glazed on two sides with double doors to the front. Power and light installed.

Westerly facing, enclosed side garden area approximately 60 ft deep x 12 ft wide with concreted base, interwoven fencing to two sides and gated access leading to front garden with log store and bin store area.





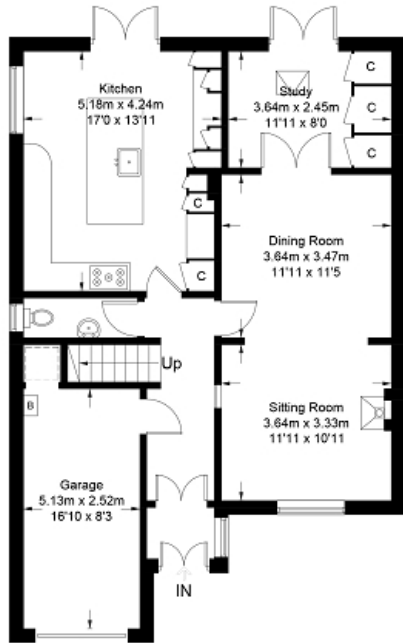


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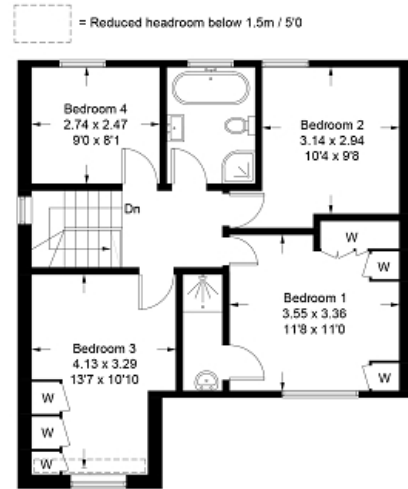


## Directions

From our Moreton-in-Marsh office, turn left and at the mini roundabout, turn left along the A44 towards Oxford continuing over the railway bridge, and after approximately half a mile the entrance to this property is positioned on the left hand side, just after the entrance to Artisan Close.



**Ground Floor (Including Garage)**  
85.7 sq m / 922 sq ft



**First Floor**  
59.4 sq m / 639 sq ft

Approximate Gross Internal Area = 145.1 sq m / 1561 sq ft (Including Garage)

Garden Room = 6.2 sq m / 67 sq ft

Total = 151.3 sq m / 1628 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID968534)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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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