



HOLMANS
ESTATE AGENTS

7 Lemynton View, MORETON-IN-MARSH, Gloucestershire, GL56 9NE

Guide Price £750,000, Freehold

Property Description

Positioned in an exclusive gated cul de sac on the edge of this very popular modern development close to the centre of Moreton in Marsh and having a well screened rear garden, this stylishly appointed detached, two storey, five bedroom executive family residence is strongly recommended for those looking for an accommodating home with adaptable accommodation yet within walking distance of all local amenities.

The property has the advantage of three ground floor reception rooms with a spacious through living room and the option of either a separate dining room, office or playroom with breakfast room/family room off the kitchen. At first floor level there are two suites both with dressing areas and en suite facilities together with three further bedrooms and a family bathroom. There is a stylish fitted kitchen with a good compliment of units, gas fired central heating, pressurised water system and a double garage with off street parking for two vehicles.

The rear garden has been attractively enhanced with a decking area, central patio and partial open views can be enjoyed over open green space. There are two sets of double French doors leading onto the well screened rear garden giving a full walk around effect in the summer time and there is a further private enclosed side garden area.

The property is only a few hundred yards from Moreton in Marsh railway station from which access can be gained to one of the most famous High Streets in the North Cotswolds with a wide range of shops, restaurants, pubs and supermarkets. The town has a primary school, a cottage hospital, two doctors surgeries and is within the catchment area for Chipping Campden School.

Entrance Hall

(15' 09" x 8' 03") or (4.80m x 2.51m)

Easy staircase to first floor and spindle balustrade, double radiator, cornice moulded ceiling, telephone point and small annex to the hallway also with moulded ceiling.

Living Room

(17' 07" x 11' 04") or (5.36m x 3.45m)

Two double radiators and small paned double glazed French doors with south easterly aspect over the garden. TV aerial point, cornice moulded ceiling.

Play Room

(11' 09" x 13' 04") or (3.58m x 4.06m)

Double radiator with southerly and northerly aspect windows.

Ground Floor Cloakroom

Two piece suite in white, pedestal wash hand basin and low flush w.c. Wall mounted vanity cupboard and single radiator.

Kitchen

(10' 03" x 13' 06") or (3.12m x 4.11m)

With ceramic tile floor and parquet style work tops fitted to two sides with central work podium and all bespoke fitted units. Integrated pelmet lighting, nine separate base units and central podium, two matching wall mounted cupboards, one with glazed cabinet display front, t.v. aerial point, tile surround to work surfaces and inset spotlights to the ceiling, open outlook over gardens and open green space to the rear. Room formed in part open plan with family room or dining area.

Utility Room

(6' 03" x 5' 0") or (1.91m x 1.52m)

Matching worktop to kitchen, inset stainless steel sink unit with single drainer, space and plumbing for both automatic washer and tumble dryer. Potterton wall mounted gas central heating boiler, two wall mounted cupboards and single base unit, tile surround to work surfaces and side access to rear garden.

Family Room

(11' 07" x 12' 05") or (3.53m x 3.78m)

Bay window to the rear with small paned double glazed French doors, ceramic tile floor, double radiator and t.v. aerial point.

First Floor Landing Area

With access to loft space. Single radiator, built in airing cupboard with megaflo pressurised hot water system.

Family Bathroom/W.C.

With three piece suite in white, handled enamelled steel panelled bath with a shower attachment, low flush w.c. and pedestal wash hand basin, double radiator, part tiled walls with dado tiling relief, shaver point and inset spotlight. Underfloor heating.

Rear Bedroom 3

(12' 0" x 12' 09") or (3.66m x 3.89m)

Attractive open outlook over open green space, single radiator, t.v. aerial point and telephone point.

Guest Bedroom 2

(16' 04" x 13' 06") or (4.98m x 4.11m)

With double and single wardrobe and dressing area forming the entrance to the room with skylight window and single radiator. With dual aspect and small paned windows, t.v. and telephone point and access to en suite shower/w.c.

En Suite

With three piece suite in white, pedestal wash hand basin, low flush w.c. and shower cubicle, part tiled walls with dado tiling relief and skylight window, single radiator.

Bedroom 4

(10' 05" x 7' 06") or (3.18m x 2.29m)

Single radiator, t.v. aerial point and outlook over courtyard.

Bedroom 5/Study

(9' 06" x 7' 0") or (2.90m x 2.13m)

Attractive open easterly aspect over gardens, two telephone points and t.v. aerial point.

Master Suite

Dressing Room

(10' 05" x 7' 10") or (3.18m x 2.39m)

With two double built in wardrobes and two separate single wardrobes. Single radiator and space for a dressing table. Inset spotlights.

Bedroom

(12' 05" x 11' 08") or (3.78m x 3.56m)

With dormer window to the rear and skylight to the front, access to separate loft area, double radiator, two t.v. points and telephone point. Access to en suite shower room/w.c.

En Suite Shower Room

With four piece suite in white, enamelled steel bath with shower attachment, pedestal wash hand basin, low flush w.c. and a 4ft wide shower cubicle with tiled interior, built in shower, mosaic tiling relief, skylight window and panelled wall mounted radiator and wall mounted light point.

Outside

Rear Garden

(35' 0" x 50' 0") or (10.67m x 15.24m)

With attractive decking area and central patio. Gated access to one side with outside water tap and attached double garage.

Double Garage

(17' 0" x 17' 0") or (5.18m x 5.18m)

Light and power installed. Twin timber up and over doors electronically operated with remote controls.

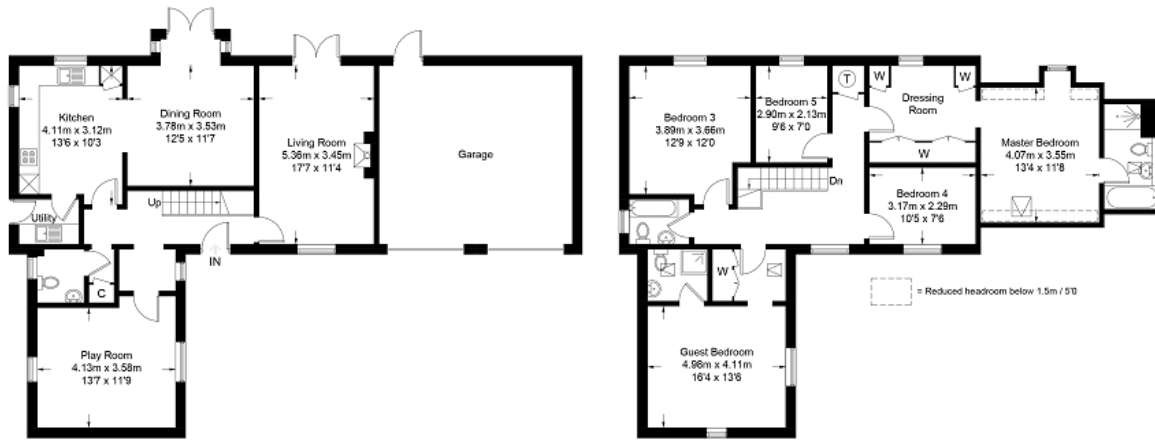


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Directions

From our Moreton in Marsh office turn right and at the end of the High Street continue over the railway bridge taking the first turning on the right into Todenham Road and first right again into Blenheim Way. Continue straight on for approximately 50 yards into Lemynton View and turn left into a cul de sac and this property is then positioned on the right handside.



Ground Floor (Excluding Garage)
81.9 sq m / 881 sq ft

First Floor
99.1 sq m / 1067 sq ft

Approximate Gross Internal Area = 181.0 sq m / 1948 sq ft
(Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID972393)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	75	
(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.



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