



HOLMANS
ESTATE AGENTS

66 Windsor Road, Moreton-in-Marsh, GL56 0FF

Offers In Excess Of £399,950, Freehold

Property Description

Positioned at the very end of Windsor Road with an attractive partially open outlook to the south and west over common land and mature trees, this semi detached, double fronted, two storey three bedroomed family home was built around 2020 by Bovis Homes and still has the remainder of a 10 year NHBC guarantee available.

Both the sitting room and dining kitchen have dual aspects with the latter having double french doors leading onto the walled westerly facing side garden. The property is warmed with sealed unit double glazing and gas fired central heating from a combination boiler, and has a high thermal efficiency.

At first floor level there is an en suite dressing area and shower room to the master bedroom, a stylish family bathroom and the views over the surrounding open area gives the impression of not being amongst a cluster of other houses.

The property has its own double tandem driveway and a semi detached garage.

As the property sits at the end of this popular development in the equivalent of a cul de sac location, there is no through traffic which adds to the peace and tranquility of the location. The footpath at the front connects to Todenham Road and there is pedestrian access onto Moreton Park. The railway station is also within a 10 minute walk through meadows.

Windsor Road is located to the north east of this popular north Cotswold market town, with one of the most famous high streets in the area with a wide range of shops, hostellers, two doctors surgeries, supermarkets, community hospital, St Davids primary school and it's own all important railway station with direct links to Oxford and London Paddington.

It is worth bearing in mind that this property offers vacant possession upon completion with no onward chain.

Accommodation Comprises

Entrance Hall

With oak style Karndean flooring, easy staircase rising to first floor. Double radiator.

Ground Floor Cloakroom

With two piece suite in white. Pedestal wash hand basin, low flush WC and single radiator.

Front Living Room

(17' 09" x 11' 05") or (5.41m x 3.48m)

With oak style Karndean flooring, two double radiators, windows to two sides with easterly and southerly aspect.

Dining/Kitchen

(18' 00" x 10' 04") or (5.49m x 3.15m)

With ceramic tile style Karndean flooring. Kitchen area fitted on three sides with oak style laminate worktops, split level Bosch induction hob with built in electric circatherm oven below. Corner sited Potterton combination boiler for instantaneous hot water and gas fired central heating. Inset stainless steel 1 1/2 stainless steel sink unit with single drainer and mixer tap. Integrated Candy dishwasher, 6 further base cupboards and 1 wall mounted cupboard. Separate shelf with 3 base units below. Double doors leading onto westerly facing rear garden.

Separate Utility Room

(6' 03" x 5' 04") or (1.91m x 1.63m)

Matching worktop to kitchen with inset stainless steel sink unit. Double base cupboard and space and plumbing for automatic washer. Series of wall shelves and single radiator.

First Flooring Landing Area

Gallery style landing area with batten balustrade. Access to loft space. Built in utility cupboard with space for tumble dryer.

Master Bedroom

(11' 02" x 11' 01") or (3.40m x 3.38m)

With southerly partially open aspect over common land. Single radiator, wall mounted TV point. Dressing area with sliding mirrored doors.

En Suite Shower Room / WC

With three piece suite in white, low flush WC and wall mounted wash hand basin. Walk in shower cubicle with sliding doors and thermostatic shower unit. Wall mounted medicine cabinet with mirrors and shaver point. Ladder style heated towel rail and radiator. Karndean flooring.

Family Bathroom/W.C.

With three piece suite in white, wall mounted wash hand basin, low flush WC and panelled bath with thermostatic shower with glazed screen and tiled surround. Built in extractor and chrome heated towel rail.

Front Bedroom 2

(11' 10" x 10' 00") or (3.61m x 3.05m)

With open wardrobes and storage areas, single radiator.

Side Bedroom 3

(11' 11" x 7' 04") or (3.63m x 2.24m)

Particularly attractive open outlook over open land and treescape.

Outside

To the side of the property there is a gravelled area with a small bench and a bin store and a series of outside lights. The road to the side of the property is a private road jointly owned by the three frontages of which there is no official maintenance agreement. There is a small parking bay within this area which is shared with the owners of the driveway. The pathway beyond that leads through the development and there is a surround of mature trees.

Side Garden

Approximately 35 ft deep x 30ft wide with astro turf lawn and patio immediately adjacent to the property. Graveled area to the rear and fencing and wall surround.

Garage

(19' 06" x 9' 11") or (5.94m x 3.02m)

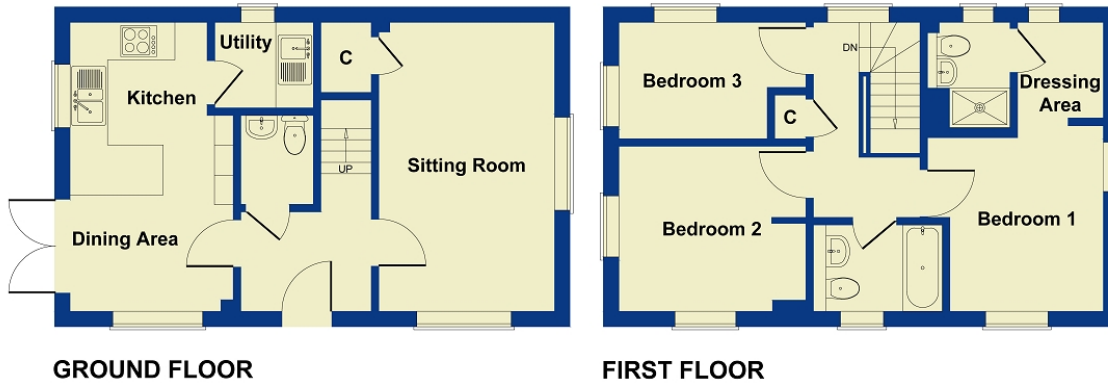
To the rear of the property there are two garages, the left hand one pertains to this property and there is a tarmac space for two cars on the driveway before the garage.

N.B

There is a service charge of £200 per annum for the upkeep of communal areas payable to Gateway Property Management.



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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 right and at the end of the High Street, continue over the railway bridge taking the first turning on the right onto Todenham Road. Continue for approximately 1/2 mile and turn right into Windsor Road. Continue straight on as the road bends round to the right, then to the left and this is the very last property at the end of the road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(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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