



HOLMANS
— ESTATE AGENTS —

11 Halifax Way, Moreton-in-Marsh, Gloucestershire. GL56 0GN

£550,000, Freehold, EPC Rating B.

Property Description

Positioned along the fashionable Halifax Way on the edge of this select modern development with an outlook over the environmentally protected treescape to the front, this detached two-storey four bedroomed executive family retreat has been stylishly enhanced over recent years by the present owners to whom the property pays the highest compliment.

The property oozes character from every room with good use being made of internal colour schemes, wall coverings and ceramic tile and luxury vinyl flooring. Folding shutter blinds have been fitted to most bedrooms and living rooms and the cosy living room is further enhanced by a homely wood burning stove.

One of the properties most ingratiating features however, is the full-width open-plan living, kitchen and family room to the rear with a light and airy atmosphere enhanced by a part-glazed roof and double doors opening onto the westerly facing rear garden and covered decking area perfect for alfresco dining.

At first floor level there is an ensuite shower room to the master bedroom and the fourth bedroom has been remodelled as a dressing room with floor to ceiling shoe rack and four hanging rails.

The stylish fitted kitchen has a good range of integrated appliances, granite work surfaces, separate matching utility room and the property has an all important separate study for those looking to work from home. The property is warmed with gas fired central heating from a combination boiler and sealed unit double glazing. Externally, the lawned rear garden is completely enclosed, safe for children and pets, there is direct access into the adjacent garage beyond which there is off-street parking for two vehicles.

Only to be described further in superlatives, the property can only be fully appreciated by internal inspection and early viewing is strongly recommended. Halifax Way is located on the eastern border of Moreton Park built by Cala Homes in 2015. The property is approximately one mile from one of the most popular tree-lined high streets in the North Cotswolds with a wide range of good quality shops, hostellers, restaurants, supermarkets and community hospital, two doctors surgeries, St Davids Primary School and the all important railway station with links to Oxford and London Paddington. The town is within the catchment area for Chipping Campden Secondary School.

Accommodation comprises:

Entrance Hall

With Spanish ceramic tiled floor, built-in under stairs storage, single radiator and easy staircase rising to the first floor with baton balustrade.

Ground Floor Cloakroom

With two piece suite in white, low flush WC, wall mounted wash hand basin, chrome ladder style heated towel rail and radiator, ceramic tiled floor.

Ground Floor Study

(9' 02" x 6' 06") or (2.79m x 1.98m)

Distressed reclaimed wrap-around desk to all sides of the room, louvred blinds and single radiator, sliding door and luxury vinyl flooring.

Front Living Room

(17' 06" x 11' 10") or (5.33m x 3.61m)

With dark oak style luxury vinyl flooring, two single radiators, bay window to the front with louvred blinds. Corner sited multi-fuel burning stove set on pedestal with externally vented flue.

Dining Room/Kitchen

(25' 04" x 10' 0") or (7.72m x 3.05m)

Full width open-plan dining room and kitchen. Dining area with angled ceiling with twin double doors with westerly aspect over rear garden. Antique brick-effect wall covering with distressed oak-style flooring, double and single radiators and two double wall mounted cabinets. Black granite work tops fitted to two sides with white melamine fronted units incorporating an integrated fridge with freezer below, integrated dishwasher, two 2 tier pan drawers, three further cupboards and five matching wall mounted cupboards. Split-level Hotpoint ceramic hob with granite splash back and externally ducted Siemens cooker hood above, split-level Hotpoint double oven. Nine inset spotlights to the ceiling and externally ducted extractor.

Separate Utility Room

(6' 06" x 5' 08") or (1.98m x 1.73m)

With ceramic tiled floor, granite worktops, space and plumbing for automatic washer and space for tumble drier. Baxi combination boiler for instantaneous hot water and gas fired central heating. Ladder-style heated towel and radiator and circuit breaker unit.

First Floor Landing Area

With access to loft space and built-in slatted shelved linen cupboard.

Front Bedroom 1

(12' 0" x 9' 11") or (3.66m x 3.02m)

With louvred blinds, outlook over treescape, single radiator and four full height fitted mirrored wardrobes with sliding doors.

En Suite Shower Room/WC

Three piece suite in white, pedestal wash hand basin, low flush WC, delta shaped fully tiled shower cubicle with built-in Aqualisa shower, ceramic tiled floor and large shaving mirror with shaver point, ladder-style heated towel rail.

Dressing Room/Bedroom 4

(10' 03" x 6' 03") or (3.12m x 1.91m)

Single radiator with dressing area above, full height shoe rack to one wall and hanging space opposite with four hanging rails and open storage above and to one side.

Rear Bedroom 3

(10' 03" x 8' 03") or (3.12m x 2.51m)

Single radiator with louvred blinds and telephone point.

Family Bathroom/W.C.

With three piece suite in white, pedestal wash hand basin, low flush WC, handled panel bath with shower attachment and mixer tap, ladder style heated towel rail and radiator and tiled walls.

Front Bedroom 2

(13' 07" x 8' 05") or (4.14m x 2.57m)

With louvred blinds, outlook over treescape, single radiator.

Rear Garden

(45' 0" x 50' 0") or (13.72m x 15.24m)

Westerly aspect taking full advantage of the afternoon and evening sun. L-shaped patio and decking area perfect for alfresco dining with open porch above, outside light. Mainly lawned area with gravelled pathway, larch lap fencing on three sides and separate dedicated play area with chipping base. Two outside electrical points and outside water tap.

Garage

(16' 02" x 9' 03") or (4.93m x 2.82m)

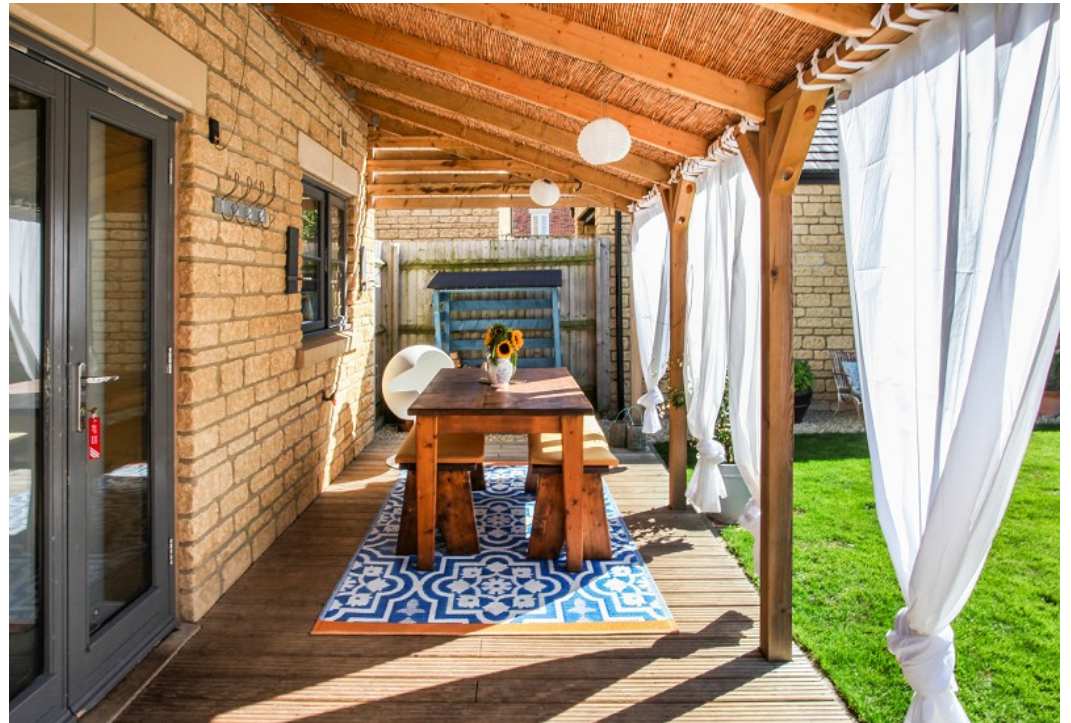
With metal up and over door, power and light installed, part boarded with some loft storage.

Driveway

Tarmac driveway to the side with off-street parking for two vehicles.

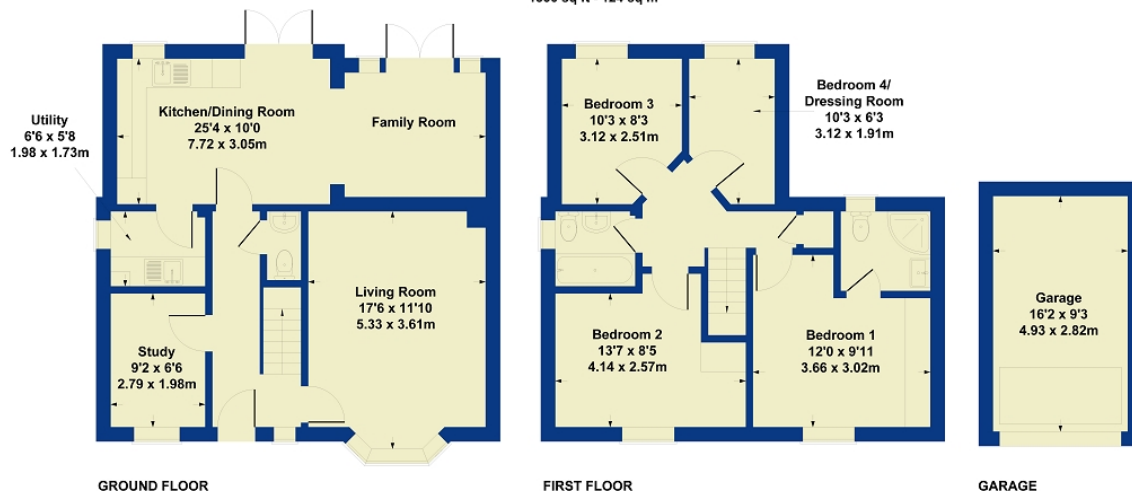
Front Garden

Small open-plan front garden.



11 Halifax Way

Approximate Gross Internal Area
1330 sq ft - 124 sq m



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.

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Directions

Directions from our Moreton-in-Marsh office, turn left and at the first mini-roundabout turn left along the A44 towards Chipping Norton. Continue over the railway bridge and after approximately half a mile, just after the football ground on the right, turn left into Summers Way. Take the first turning on the right into Lysander Way and then second right into Halifax Way, continuing past Lancaster Corner and following the road around to the left, this property is then located immediately on the left-hand side. The properties drive is located immediately after the house, not before it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(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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