



HOLMANS
ESTATE AGENTS

Property Description

A stylishly appointed link-detached double fronted, two storey, four bedroom executive family residence built in 2012. The property has been stylishly maintained to the present day with ceramic tiled flooring to the majority of the ground floor and the attractive modern kitchen has an integrated dishwasher, split-level oven and hob and split-level fridge freezer with granite work tops.

One of the most striking features of the property is the light and airy 25 foot full width open-plan kitchen and conservatory style dining room with two sets of double doors opening onto the enclosed partially lawned rear garden and patio area.

The property has its own study on the ground floor and at first floor level, there are three double and a smaller single bedroom which could be converted to a dressing room or additional study if required. There is a family bathroom and ensuite shower room to the master bedroom which also has full height mirrored door wardrobes.

The archway to the side of the property allows access to a courtyard shared only by one other property in which there is access to a garage and two further parking bays.

The property has gas fired central heating from a combination boiler, sealed unit double glazing and ground floor cloakroom.

Summers Way is a peaceful area on one of the most attractive tree-lined areas in Moreton Park which is located approximately 3 minutes in the car or a 15 minute walk from Moreton-in-Marsh high street with a wide range of shops and amenities, public houses, hotels, primary school and railway with links to Oxford and London Paddington.

Moreton-in-Marsh is well located for other famous towns in the Cotswolds and is a short distance from the beautiful Batsford Arboretum.

Accommodation comprises:

Entrance Hall

(16' 07" x 6' 10") or (5.05m x 2.08m)

Ceramic tile floor, single radiator, easy staircase rising to first floor with batoned balustrade and stained timber banister. Telephone point, white painted panelled internal doors with chrome furniture and under stairs cloakroom with two piece suite in white, low flush w.c. and wall mounted wash hand basin with tile splash back. Ceramic tiled floor and single radiator, built in extractor.

Living Room

(15' 03" x 12' 00") or (4.65m x 3.66m)

With two single radiators, t.v. aerial point, telephone point, sky t.v. point. With flame effect electric fire in cabinet surround with remote control.

Study

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

With tv aerial point, telephone point and single radiator.

Kitchen / Dining room

(25' 03" x 10' 08") or (7.70m x 3.25m)

Dining area with conservatory style sloping glazed roof, two wall mounted light points, TV point, telephone point, double radiator, ceramic tile floor throughout the whole of the room and twin double patio doors leading onto rear garden. Kitchen area fitted on two sides with granite work tops over light oak style fronted units incorporating inset 1 1/2 stainless steel sink unit with single drainer and mixer tap, integrated Siemens dishwasher, split level fridge with integrated freezer below, two large double pan draws, three further base cupboards, split level Siemens electric double oven with split level Siemens electric halogen hob and granite splash back. Four double upwardly tilting wall mounted cupboards, built in cooker hob, concealed strip lighting illuminating work surface and nine inset spotlights to the ceiling with separate pendent light fitting.

Utility Room

(5' 07" x 6' 06") or (1.70m x 1.98m)

With laminate work top with inset stainless steel unit with single drainer, space and plumbing for both automatic washer and tumble dryer, single base cupboard and wall mounted combination Potterton boiler for instantaneous hot water and gas central heating, ceramic tile floor and single radiator.

First Floor Landing Area

With access to loft space, built-in airing cupboard with slatted shelving.

Front Bedroom 1

(12' 01" x 10' 02") or (3.68m x 3.10m)

With three full height fitted wardrobes with sliding mirrored doors and ample hanging space, single radiator and tv aerial point.

En Suite

With three piece suite in white, low flush w.c., pedestal wash hand basin and corner sited shower cubicle with marble style internal tiling, sliding glazed doors and wall mounted electric shower, built in extractor and inset spotlights to the ceiling, ceramic tile floor, ladder style heated towel rail, built in shaver point and radiator.

Rear Bedroom 4

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

With single radiator, outlook over rear garden.

Rear Bedroom 3

(8' 04" x 10' 03") or (2.54m x 3.12m)

With outlook over rear garden, single radiator.

Bathroom

Three piece suite in white, pedestal wash hand basin, low flush w.c., panelled bath with hand held shower attachment, marble style tile surround, vertical ladder style heater towel rail radiator, ceramic tile floor, six inset spot lights to the ceiling with built in extractor in addition to side window, shaver point.

Front Bedroom 2

(13' 07" x 10' 11") or (4.14m x 3.33m)

With single radiator, over-stairs carpeted plinth.

Outside

Rear Garden

(55' 00" x 28' 00") or (16.76m x 8.53m)

With lawned area with patio immediately adjacent, gated access leading to side driveway and pathway leading to semi-detached garage and rear courtesy door.

Garage

(16' 0" x 8' 00") or (4.88m x 2.44m)

With metal up-and-over door. In addition to vehicular parking in the garage, there is also parking immediately in front of the garage and also in the left-hand side of the parking bay to the south side of the courtyard over which only one other property has rights of access . The courtyard is reached via an archway to which there are bin stores to each side which in turn lead to Summers Way. The courtyard has been recently tarmaced and the maintenance of which is shared by the two frontages.

Front Garden

Small planted area with boundary stone wall with wrought iron railing.

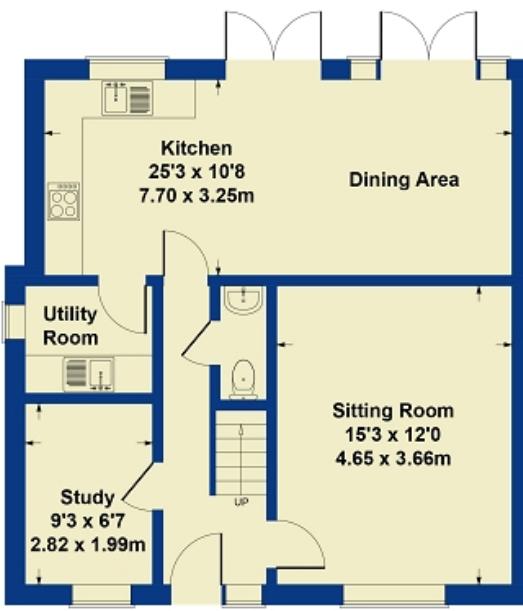
Service Charge

There is only a service charge of £246.00 for the maintenance of communal areas. Terms and conditions of the service charge can be ascertained in pre-contract enquiries prior to exchange of contracts.



20 Summers Way

Approximate Gross Internal Area
1184 sq ft - 110 sq m

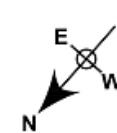


GROUND FLOOR



FIRST FLOOR

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

From our Moreton-in-Marsh office, turn left and at the first mini roundabout turn left along the A44 towards Chipping Norton continuing over the railway bridge and after a further half a mile, just before leaving the town boundary, turn left into Moreton Park. Take the first turning on the left following the road round to the right and then straight on into Summers Way. This property is then the third property on the right hand side. Either park on the road or continue through the archway on the right hand side of the property and park immediately in front of the left hand side garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	89
(69-80)	C	79
(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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