



HOLMANS
ESTATE AGENTS

1 Church View, Aston Magna, Moreton-in-Marsh, Gloucestershire, GL56 9QJ

Guide Price £196,000, Freehold (70% open market value)

Property Description

Positioned in the centre of a sleepy Cotswold village midway between Moreton-in-Marsh, Blockley and Shipston-on-Stour, this end terraced two-storey, two double bedroomed country retreat is being sold on an "affordable" basis whereby the property must always be sold at 70% of the open market value of the property.

Built around 2004, the property has sealed unit double glazing to most windows, oil-fired central heating, contemporary-style bathroom suite with a shower, ground floor cloakroom and an enclosed rear garden with a cabin.

There is a private road to the rear of the property and a block-paved parking area where this property can park three vehicles.

The closest market town to the property is Moreton-in-Marsh where there are a wide range of shops, supermarkets, pubs and restaurants and the all important railway station with links to Oxford and London Paddington. There are primary schools in both Moreton-in-Marsh and Shipston-on-Stour and the villages in the catchment area of Chipping Campden secondary school.

Accommodation comprises:

Entrance Hall

(11' 01" x 4' 02") or (3.38m x 1.27m)

With single radiator, easy stair case returning to first floor and central heating thermostat.

Ground Floor Cloakroom

With two piece suite in white, low flush w.c., wall mounted wash hand basin, oak-style laminate flooring, wall-mounted cupboard and single radiator.

Kitchen

(17' 01" x 8' 00") or (5.21m x 2.44m)

With breakfast bar suitable for three stools, eight base cupboards with wood grain effect, laminate work tops, space for slot-in electric oven, ten matching wall-mounted cupboards, inset stainless steel sink unit with single drainer, wall-mounted oil-fired central heating boiler. Space and plumbing for automatic washer and glazed door leading to rear conservatory.

Conservatory

(8' 03" x 8' 04") or (2.51m x 2.54m)

With ceramic tiled floor, double radiator, Upvc double glazed on two sides with Corex sloping roof. Wall-mounted light point and double doors opening onto rear garden.

Rear Living Room

(13' 04" x 14' 07") or (4.06m x 4.45m)

With single radiator, two double windows with easterly aspect taking in the morning sun. Stone fireplace with stone hearth and real fire. Built-in understairs shelved cupboard with lights and circuit breaker unit.

First Floor Landing Area

With access to loft, gallery-style landing with pine batoned balustrade. Built-in airing cupboard with foam-lagged cylinder and immersion heater, walk-in wardrobe.

Bathroom/W.C.

With three piece suite in white, panelled bath with Mira wall-mounted electric shower, low flush w.c. and pedestal wash hand basin. Part-tiled walls with built-in extractor, shaving mirror and strip light, single radiator.

Rear Bedroom 2

(9' 11" x 11' 07") or (3.02m x 3.53m)

Open rural outlook over open countryside and farmland.

Rear Bedroom 1

(11' 02" x 10' 00") or (3.40m x 3.05m)

With open outlook over farmland, single radiator.

Outside

Rear Garden and Courtyard

(40' 0" x 25' 0") or (12.19m x 7.62m)

Patio area, enclosed gated access with picket fence with 1300 litre PVC oil tank. Detached timber cabin with glazed double doors and gated access leading to block-paved parking area with this property having parking bay area for two vehicles. There is also one visitors parking space.

Side storage area with gated access from the rear garden also to the front garden.

Front Garden

L-shaped lawned area bounded by random Cotswold stone wall and patio immediately adjacent to the property. Picket gate leading to pathway.

N.B

The property is being sold at 70% of the open market value. There is a provision contained within the conveyance stating Cotswold District Council's consent is required for resale of the property. An independent RICS valuation is required and the council determine the 70% value. The property must be purchased as a primary residence, the owner shall not carry out any business or trade therefore can only be used as a private residence.

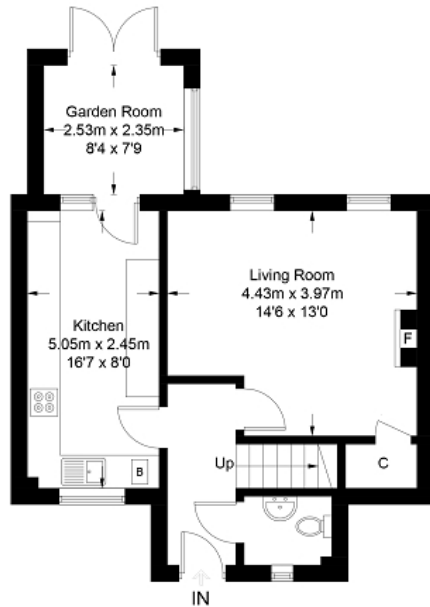


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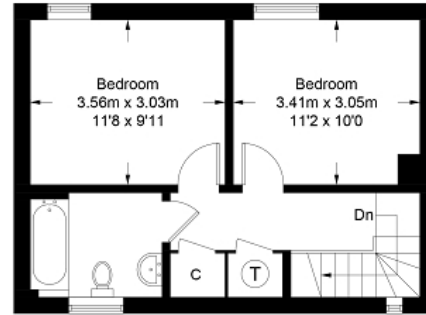


Directions

From our office in Moreton-in-Marsh turn right and at the end of the high street, just before the railway bridge, turn left signposted Batsford and Aston Magna. After approximately 1/2 mile follow the road around to the right and after approximately 1 mile continue into Aston Magna. At the T-junction turn right continuing over the railway bridge and this property is then positioned on the left-hand side just after the turning for Woolaway Bungalows. The property is the end one of the row of five cottages.



Ground Floor
47.2 sq m / 508 sq ft



First Floor
35.8 sq m / 385 sq ft

Approximate Gross Internal Area = 83.0 sq m / 893 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1044770)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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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