



HOLMANS
ESTATE AGENTS

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

Guide Price £510,000, Freehold

Property Description

Positioned to the Eastern side of this popular residential development built by Bloor Homes in 2015, this detached two storey, four bedroomed executive family residence has been aesthetically enhanced by the present owners to whom the property pays the highest compliment.

There is a bay window to the front living room but the main attraction of the property is the full-width diner kitchen with a good compliment of units and integrated appliances with double French doors leading onto the attractive landscaped rear garden. There is a separate utility room, an ensuite shower room to the master bedroom and solid wood-style laminate flooring or limestone tiling to all of the ground floor.

Other attractions include all double glazed windows and doors, gas fired central heating from a combination boiler and the fourth bedroom has been converted in to an all important study with super fast fibre optic broadband being installed. There is off-street parking for two vehicles in tandem in addition to the property having it's own garage and electric car charging point.

Halifax Way is located to the East of this popular North Cotswold market town around one mile from the town centre where there are an array of shops, supermarkets, hostellers and the all important railway station with links to Oxford and London Paddington. The town has its own primary school and is within the catchment for Chipping Campden secondary school.

Accommodation comprises:

Entrance Hall

(16' 2" x 8' 1" Max) or (4.93m x 2.46m Max)

With Oak-style laminate flooring, easy staircase rising to first floor with baton balustrade, single radiator and built-in understairs storage cupboard.

Ground Floor Cloakroom

With matching floor in to hallway, two piece suite in white, low flush w.c., wall-mounted wash hand basin, tiled splashback and single radiator.

Front Living Room

(16' 8" Max x 11' 2") or (5.09m Max x 3.41m)

With oak-style laminate flooring, two radiators, southerly facing bay window to the front and tv aerial point. Fibre optic installation.

Living Kitchen

(19' 6" x 12' 11") or (5.94m x 3.93m)

With polished limestone flooring, Northerly facing double French doors leading onto attractive rear garden. Parquet-style laminate work tops fitted to two sides and with inset one and a half Asterite

sink unit with single drainer and mixer tap. Split-level electric ceramic hob with splashback and Siemens cooker hood above. Tiled surround to work surfaces, concealed pelmet lighting illuminating work surfaces and split-level electric oven and grill. Split-level fridge with freezer below, twelve bottle wine rack, four wall-mounted cupboards, 2 two tier pan drawers, integrated dishwasher and four further base units. Two single radiators.

Utility Room

With laminate work top with inset stainless steel sink unit, single base cupboards, space and plumbing for automatic washer, single radiator and limestone flooring. Baxi combination boiler for instantaneous hot water and gas fired central heating. Door to side passageway.

First Floor Landing Area

With access to loft space and galleried-style landing with baton balustrade. Single radiator and built-in linen cupboard.

Front Bedroom 1

(11' 1" x 11' 1") or (3.38m x 3.37m)

With single radiator and southerly aspect.

En Suite Shower Room/WC

With three piece suite in white, wall-mounted wash hand basin, low flush w.c., fully tiled shower cubicle with sliding glazed door and thermostatically controlled rain shower head. Built-in extractor, ladder-style radiator, shaving mirror and shaver point. Ceramic tiled floor.

Front Bedroom 4 /Office

(7' 4" x 8' 6") or (2.24m x 2.59m)

Currently used as a bespoke office with laminate desk top and engineered oak flooring.

Rear Bedroom 2

(8' 6" x 12' 10") or (2.58m x 3.90m)

One panelled wall to dado height, two full height fitted wardrobes with sliding mirrored doors. Double radiator.

Rear Bedroom 3

(10' 10" x 6' 5") or (3.31m x 1.96m)

With attractive outlook over rear garden, single radiator.

Family Bathroom/W.C.

With three piece suite in white, wall-mounted wash hand basin, low flush w.c., handled panelled bath with hand-held shower attachment and rain shower head. Part-tiled walls, large shaving mirror and shaver point. Distressed oak-style flooring.

Outside

Rear Garden

(38' 5" x 0' 0") or (11.71m x 0.0m)

With patio immediately adjacent to the property perfect for alfresco dining with outside water tap. Side gate leading to driveway and angled gravelled pathway with flower and herb insets. Planting sections to the rear and pergola area for contemplative space and taking in the afternoon sun. Two outside power points. Ornamental pond.

Garage

(72' 5" x 16' 10") or (22.07m x 5.13m)

With metal up-and-over door, power and light installed.

Driveway

(42' 0" x 0' 0") or (12.80m x 0.00m)

Tarmac driveway with off-street parking for two vehicles with wall-mounted single car charging point. Remote outside light to front, side and rear.

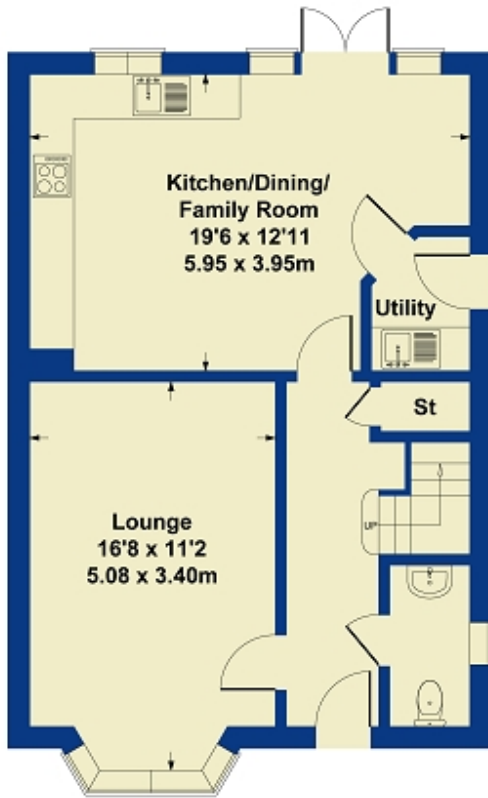
N.B

There is an annual service charge of approximately £270 per annum payable to the Moreton Park Estate management company care of Remus Ltd. Council Tax band E.

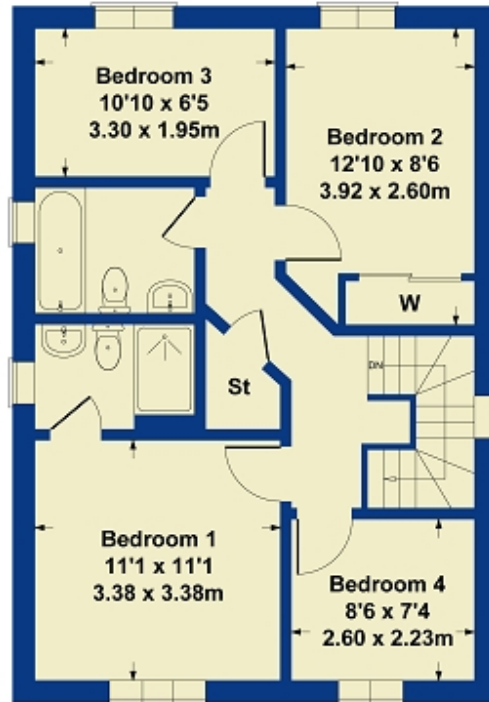


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Approximate Gross Internal Area
1163 sq ft - 108 sq m



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.

Produced by Potterplans Ltd. 2024



Directions

From our office in Moreton-in-Marsh, turn left and at the first mini-roundabout turn left along the A44 towards Oxford, continuing over the railway bridge and after approximately half a mile (just after the playing fields on the right hand side) turn left into Summers Way. As the road bears to the left, continue straight on into Lysander Way and the second turning on the right into Halifax Way. This property is then approximately 50 yards along on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(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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