



HOLMANS
ESTATE AGENTS

Fir Tree Cottage, Draycott, Moreton-in-Marsh, Gloucestershire, GL56 9LF

Guide Price £575,000, Freehold

Property Description

Positioned in the centre of Draycott village in a quiet cul-de-sac location amongst other honeyed Cotswold stone homes, this Grade II listed, three-storey, three bedrooomed village retreat has the benefit of a large two-storey extension to the rear and should be viewed internally to be fully appreciated.

Combining the innate character and charm of a period home with the contemporary refinements of modern day living, the property features a substantial inglenook fireplace with a homely woodburning stove in the living room, there are mullioned windows to the front with built-in window seats and there is an attractive rear landscaped 125 foot Westerly facing garden. More contemporary refinements include a stylish fitted breakfast kitchen with a good compliment of units including a Leisure Cookmaster dual-fuel cooker with double oven, solid oak work tops and a peninsular breakfast bar.

At first floor level there are two double bedrooms with the master bedroom forming part of the extension with a 12 foot high partially Apex ceiling and full height recently renewed window offer a stunning vista over the rear garden. The spacious bathroom also has a high ceiling and modern sanitary and shower fittings. On the second floor there is a third studio bedroom or office with attractive views over the surrounding countryside. The property is warmed with gas fired central heating from a combination boiler and renewed part-double glazed front and back doors.

The front garden has parking for at least two vehicles in tandem.

Draycott itself is positioned midway between the market towns of Chipping Campden and Moreton-in-Marsh where there are also direct rail links to Oxford and London Paddington. The property is within the catchment area for Chipping Campden secondary school and Blockley primary school. Blockley is serviced with two public houses, a well-stocked village store and a cafe that opens as a fine dining restaurant several evenings a week. There are attractive walks to be enjoyed between and around the two villages.

Accommodation comprises:

Living Room

With substantial inglenook fireplace with antique oak lintel and Woodmans cast iron woodburning stove set on to stone hearth. Two double radiators, mullioned window with built-in window seat, double glazed front door leading to porch immediately to the front. Easy staircase returning to first floor of ash construction and recently renewed.

Diner/Kitchen

With Cookmaster five ring double oven range cooker with glass splash back. Parquet solid oak worktops fitted to three sides including a peninsular section and breakfast bar. Inset stainless steel sink unit with single drainer and mixer tap, space and plumbing for automatic washer, integrated Beko dishwasher. Five separate base cupboards, four matching wall-mounted cupboards, two further cupboards below breakfast bar, and an array of inset spotlights to the ceiling. Distressed oak-style Karndean flooring, two double radiators. Ample dining room to the rear with floor to ceiling cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating. Particularly attractive outlook over rear garden.

First Floor Landing Area

With built-in overstairs linen cupboard and double radiator.

Front Bedroom 2

Double and single built-in wardrobe, exposed antique oak beam and double radiator. Attractive outlook over gardens in the centre of Draycott village.

Family Bathroom/W.C.

and 119 x 78 With three piece in white, wash hand basin set on to dresser unit, low flush w.c., panelled bath with large rain shower head and hand-held shower spray. Karndean flooring and large ladder-style chrome heated towel rail and radiator. Two high level loft cupboards and double glazed Velux swing window with battery operated remote control.

Rear Bedroom 1

A stunning outlook from full-height picture window with southerly aspect over rear garden. Double radiator, two wall-mounted light points and high-level oval stone window. 12 foot high partially Apex ceiling.

Second Floor

Bedroom 3/Office

Dormer window with outlook over roof tops towards distance countryside, double radiator, tv point and two exposed limed oak beams.

Outside

Rear Garden

(125' 0" x 25' 0") or (38.10m x 7.62m)

A small patio adjacent to the property with renewed double glazed back door, two outside lights, steps ascending to patio (11' 9" by 7'0") perfect for alfresco dining. There is a central lawn with sleepers to one side forming raised flower beds, inter-wowing fencing to each side. Central graveled area with stone and brick built garden shed with power installed. Second lawn with apple tree and raised rear section with boundary stone wall.

Front Garden

(50' 0" x 20' 0") or (15.24m x 6.10m)

Graveled base with off-street parking for two/three vehicles in tandem, timber cabin and log store.

N.B

The property has planning permission for a 4 metre single storey rear extension and replacement extended front porch. Ref: 23/00399/COMPLY



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Approximate Gross Internal Area
101 sq ft - 1087 sq m



Directions

From our Moreton-in-Marsh office, turn right and at the end of the High Street, just before the railway bridge, turn left signposted Batsford. After approximately 1/2 mile follow the road round to the right and at the following crossroads turn left towards Draycott. Upon entering Draycott village the road bends sharply to the left after which turn right towards the centre of the village. Pass the village hall and this property is then positioned a short way further along on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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.



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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