



HOLMANS
ESTATE AGENTS

2 University Farm, Moreton-in-Marsh, Gloucestershire, GL56 0DN

Guide Price £395,000, Leasehold

Property Description

Nestling in the corner of this elite retirement complex of predominantly stone-fronted town houses and positioned to enjoy an attractive southerly aspect to the rear over the communal duck pond, this inner-terraced, two-storey two double bedroom contemporary style cottage offers an ideal prospect for later living and is available exclusively for those over 55 years of age.

The ground floor of this property has been changed over recent years and now incorporates a good size living room with the rear dining area now formed in open-plan with the renewed fitted kitchen.

At first floor level there is an attractive tiled three piece bathroom suite and shower and the spacious galleried landing area has ample room for a desk or seats. The ground floor cloak room also has a shower installed and the rear conservatory backs on to a delightful rear garden over which there is no active right of way.

University Farm is located to the South of this popular North Cotswold market town, very close to the town centre on a level position, with a wide range of shops, amenities, hotels, restaurants and the famous Tuesday market. The town further benefits from its own railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Hall

With easy staircase rising to first floor with twin banisters. Night store heater.

Ground Floor Shower Room

With three piece suite in white, wash hand basin set in to double cupboard, low flush w.c., fully tiled shower cubicle with glazed screen, thermostatic shower and built-in extractor. Built-in under stairs store cupboard.

Front Living Room

(15' 07" x 11' 01") or (4.75m x 3.38m)

With night store heater and former door way now used as a shelved book cupboard with double cupboard below. Double doors opening on to open-plan kitchen/diner.

Open Plan Kitchen/Diner

Dining area

(10' 11" x 8' 07") or (3.33m x 2.62m)

With oak-style laminate flooring, night store heater, room formed in open plan with kitchen.

Kitchen Area

(10' 11" x 10' 04") or (3.33m x 3.15m)

Fitted on three sides with granite-style laminate work tops, inset 1 1/2 sink unit with single drainer and mixer tap. Split-level oven and grill, space for fridge freezer, space and plumbing for automatic washer, integrated slim line Beko dishwasher. Two-tier pan drawer, pull-out spice drawer and six further base cupboards. Ten further wall-mounted cupboards and two-tier full-height cupboard. Attractive outlook over gardens towards the duck pond. Part-tiled surround to work surfaces, split-level Hotpoint ceramic hob with externally ducted Hotpoint cooker hood above.

Rear conservatory

(9' 00" x 5' 08") or (2.74m x 1.73m)

Southerly-facing with access to rear garden, fitted blinds. The roof to this room was renewed in the recent past. Stone-style vinyl flooring.

First Floor Landing Area

(16' 10" x 6' 11") or (5.14m x 2.12m)

A gallery-style landing with baton balustrade. Area to the front suitable for a desk or seating area. Night store heater and access to loft space via drop-down ladder.

Front Bedroom 1

(12' 00" x 11' 05") or (3.66m x 3.48m)

Attractive outlook over tree-lined walkway in the centre of University Farm. Double built-in wardrobe, electric panel radiator.

Rear Bedroom 2

(13' 01" x 12' 00") or (3.99m x 3.66m)

With electric panel radiator, double built-in wardrobe and particularly attractive outlook over the tree-lined duck pond.

Bathroom/WC

With three piece suite in white, close coupled low flush w.c., wash hand basin set in to double cupboard. Handled panelled bath with Mira Jump wall-mounted electric shower with fully tiled surround and built-in extractor. Mirrored vanity cupboard, chrome ladder-style heated towel rail and radiator and wall-mounted electric bar fire. Outlook towards the duck pond. Built-in airing cupboard with large foam-lagged cylinder and immersion heater.

Outside

Front Garden

There is a garden plot immediately adjacent to the property stocked with shrubs and bushes. A communal pathway and block-paved visitor parking area. Beyond the parking area is the wardens office and the tarmacked parking bay and garage. In the corner of the courtyard there is a separate door leading to refuse collection point.

Garage

(17' 8" x 8' 3") or (5.39m x 2.52m)

With metal up-and-over door, truss rafter construction for storage if required. Power and light installed.

Rear Garden

(15' 00" x 25' 00") or (4.57m x 7.62m)

Well-stocked with shrubs, bushes and attractive yellow rose bush. There is a gravel path way, blocked to the western side between this property and Number 3. Number 2 has a right of access over the garden of Number 1 to the visitors parking bay.

Service Charge

The property is held under a 999 year lease from 1984 with an annual service charge of approximately £5,916 per annum payable quarterly. This includes an element for ground works, buildings insurance, garden and communal lighting and the services of the site warden who has an office close to this property and who is available each morning. The service charge also includes access to the communal indoor heated swimming pool in the centre of the development which has its own changing room, shower, toilets and patio area.

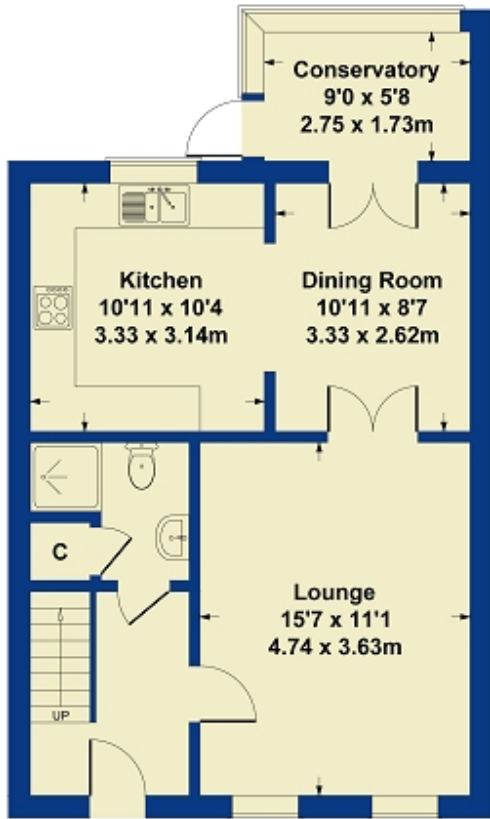


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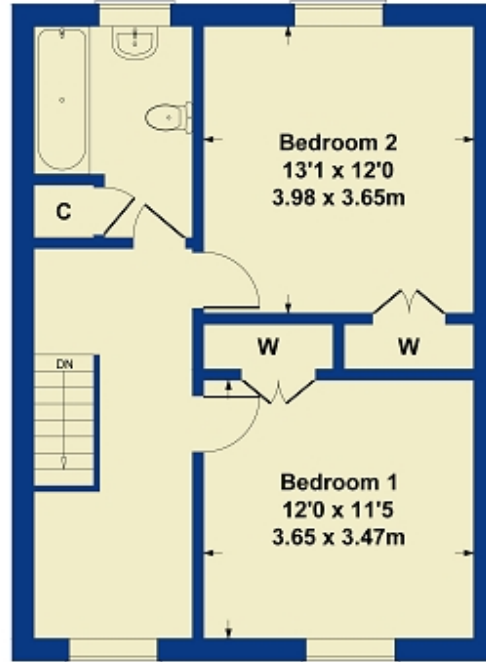
Approximate Gross Internal Area
1109 sq ft - 103 sq m

Directions

From our Moreton-in-Marsh office, turn left proceeding south along the High Street, continuing over two mini roundabouts and turning right opposite the Manor House into Parkers Lane, the second driveway on the right hand side leads to University Farm. Parking for the development can be found on the right hand side, this property is located on the right hand side opposite the swimming pool.



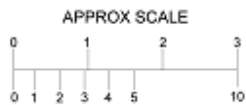
GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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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