



HOLMANS
ESTATE AGENTS

Stonebank, Todenham, Moreton-in-Marsh, Gloucestershire, GL56 9PA

Offers Over £450,000, Freehold

Property Description

Positioned to enjoy stunning views over fields and undulating countryside in a south-easterly direction to the rear and offering the peace and tranquillity of a quiet village location, this deceptively spacious two-storey, four bedroom dormer bungalow residence is one of the few properties of its type in one of the most picturesque North Cotswold villages and is now ready to be developed for ones own requirements.

Most of the rooms take full advantage of the views over gardens and countryside particularly from the three dormer windows on the first floor. The open-plan accommodation between the hall, living room and dining area have mahogany-style parquet flooring and contemporary refinements include oil fired central heating from a modern boiler and there are UPVC double glazed windows and doors throughout.

Many an hour, however, will be spent on the rear patio enjoying the sights and sounds of the countryside and a perfect area for alfresco dining.

The property is located to the eastern end of the village, close to the village hall and for some superb walks in surrounding countryside in an area of outstanding natural beauty.

The property offers vacant possession on completion with no onward chain.

Todenham is located midway between the market towns of Shipston-on-Stour and Moreton-in-Marsh with the latter having a famous tree-lined high street, supermarkets, community hospital and the all important railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Hall

(9' 6" x 7' 8") or (2.90m x 2.33m)

With double radiator, part-exposed stonework, parquet flooring and UPVC double glazed frosted panels adjacent to front door. Door to inner-hallway.

Front Living Room

(18' 3" x 9' 8") or (5.55m x 2.94m)

Open-plan with inner hallway. Exposed stonework, parquet flooring and double radiator. Feature built-in shelving to one wall, room formed in open-plan with dining area.

Dining area

(10' 4" x 10' 0") or (3.14m x 3.04m)

Parquet flooring, double radiator and exposed stonework. UPVC double glazed patio doors leading on to rear garden with excellent views over surrounding countryside.

Kitchen

(10' 9" x 10' 5") or (3.27m x 3.17m)

Fitted on three sides with laminate work tops, inset stainless steel sink unit with single drainer and mixer tap. Split-level Neff ceramic hob and split-level Neff oven and grill. Tiled surround to work surfaces. Eight light oak fronted base cupboards, eight matching wall-mounted cupboards, two with leaded glazed cabinet fronts and open book shelf. Built-in cooker hood over hob, space for slim-line dishwasher and space and plumbing for washing machine. Breakfast bar with double radiator below. Superb views over garden and countryside.

Inner Hallway

With parquet flooring.

Bathroom / WC

With three piece suite in white, low flush w.c., pedestal wash hand basin and plunge pool style bath with Briston hand-held shower unit. Ceramic tiled floor, fully tiled walls with large dressing mirror and single radiator.

Rear Bedroom 1

(9' 9" x 8' 7") or (2.96m x 2.61m)

With single radiator, views over gardens and countryside.

Front Bedroom 2

(12' 10" x 10' 11") or (3.91m x 3.32m)

With parquet flooring, single radiator, double built-in wardrobe.

Inner Hallway (formerly Bedroom 3)

With Blueglo combination boiler for oil fired central heating and instantaneous hot water water. Triple built-in wardrobe, views over gardens and open-tread staircase rising to first floor.

First Floor Landing Area

With access to eaves storage.

Second Bathroom

With three piece coloured suite, low flush w.c., enamel steel bath and pedestal wash hand basin. Superb views over countryside. Dormer window, electric bar fire and part-tiled walls.

Rear Bedroom 3

(10' 3" x 9' 9") or (3.13m x 2.97m)

Dormer window with superb views over countryside, two access points to eaves storage area/wardrobe, single radiator.

Rear Bedroom 4

(9' 9" x 14' 3") or (2.97m x 4.34m)

Two access points to eaves storage, single radiator, dormer window with superb views.

Outside

Front Garden

Lawned area with retaining random stone wall, mature hedges and bushes. Tarmac driveway for off-street parking for approximately three vehicles.

Single Garage

With power and light installed.

Rear Garden

The garden is laid to lawn with flower beds and mature shrubs, with split-level patio perfect for alfresco dining, superb views over countryside and the steeple of the local church. Metal oil tank and timber cabin. Lower level lawned area with retaining fencing and a wealth of mature shrubs and bushes. Outside water tap and gated access leading to shared side passageway and front garden.

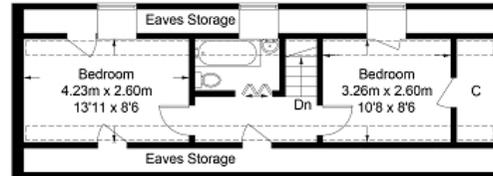
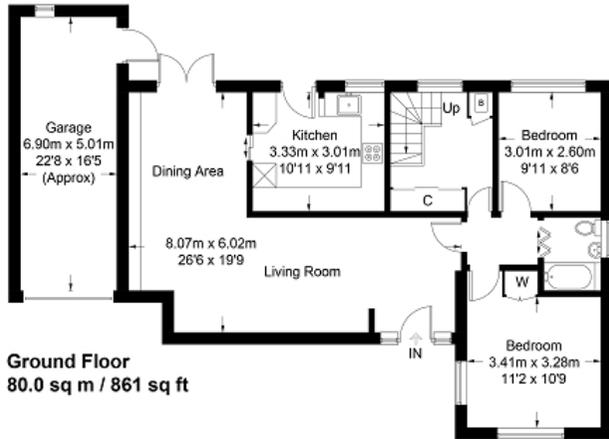


Stonebank, Todenham, GL56 9PA



Directions

From our Moreton-in-Marsh office, turn right and at the end of the High Street continue over the railway bridge, taking the first turning on the right into Todenham Road. Continue for approximately three miles into Todenham village and just after Springbank on the left and just before the village hall on the left, this property is located on the right hand side and parking in the drive is available.



Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft
(Excluding Eaves)
Garage = 17.0 sq m / 183 sq ft
Total = 128.2 sq m / 1380 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1095228)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(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.



MISDESCRIPTIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLMANS
ESTATE AGENTS