



**HOLMANS**  
ESTATE AGENTS

16 Wellington Road, Moreton-in-Marsh, Gloucestershire. GL56 0HZ

Guide Price £330,000, Freehold

### Property Description

Positioned towards the centre of a residential cul-de-sac away from mainstream traffic to the east of this popular North Cotswold market town, this semi-detached, two-storey, three bedroom traditional family home has the advantage of a wider than average 80 foot beautifully landscaped rear garden which should be viewed first hand to be fully appreciated.

The property has a distinctly cottage-style ambience with some timber panelled walls, a cosy open fireplace for a real fire in the living room, traditional fitted kitchen with a Rangemaster stove and a conservatory to the rear with views over the garden. There is a modern bathroom suite and three bedrooms on the first floor, UPVC double glazing and gas fired central heating.

The main attraction of the property, however, will always be the garden with several alfresco dining areas, many with individual seating options, and whilst there are mature trees and bushes in the initial part of the garden, the furthest part has a lawn and several outbuildings.

Wellington Road is located off Evenlode Road, just under one mile from the town centre where there are a range of supermarkets and the all important railway station with links to Oxford and London Paddington. There is St David's Primary School and the town is in the catchment area for Chipping Campden Secondary School.

### Accommodation comprises:

#### Entrance Hall

Currently disused.

#### Through Living Room

(15' 8" x 11' 6") or (4.77m x 3.51m)

Open fireplace with painted timber surround and block paved hearth, one double and one single radiator. Painted beams to the ceiling and highlighted dado panelling with timber panelling above, matching timber panelling opposite in distressed oak style. TV aerial point. Double doors opening on to rear conservatory.

#### Rear conservatory

(11' 5" x 8' 8") or (3.48m x 2.65m)

Single radiator, timber panelling, part-timber panelled roof. Double glazed windows with particularly attractive outlook over landscaped gardens in a northerly direction.

#### Inner Hall

With ceramic tiled floor, easy staircase rising to first floor.

#### Ground Floor Bathroom/WC

With three piece suite in white, pedestal wash hand basin, enamel steel bath, low flush W.C. Single radiator, tiled walls with large dressing mirror, shower attachment with curtain.

#### Front Kitchen

(9' 11" x 10' 6") or (3.02m x 3.19m)

With ceramic tiled floor and granite-style laminate work tops fitted to three sides with inset one and a half asterite sink unit with single drainer and mixer tap. Space for slot-in fridge with plumbing for dishwasher behind. Classic 90 Rangemaster five ring gas and electric stove. Six painted grey base cupboards, eight matching wall-mounted cupboards with matching fashionable grey surround. Tiled surround to work surfaces, exposed rustic brick wall, which was formerly the chimney breast, with dado panelling below and space for Whirlpool microwave. Wall-mounted Raven Heat combination boiler for instantaneous hot water and gas fired central heating. 1 x USB port. Exposed beam to the ceiling. Rear pantry with space for chest freezer and wall shelves.

#### First Floor Landing Area

With all internal pine panelled doors.

#### Bedroom 1

(15' 1" x 10' 6") or (4.60m x 3.20m)

Stained timber flooring, open over-stairs wardrobe, TV aerial point, 2 x USB ports and two single radiators.

#### Front Bedroom 3

(8' 3" x 5' 7") or (2.51m x 1.69m)

With single radiator.

#### Rear Bedroom 2

(11' 7" x 8' 5") or (3.52m x 2.56m)

Stained timber flooring, particularly attractive outlook over rear garden. Double radiator, 1 x USB port and open wardrobe area.

#### Rear Utility Room

(7' 7" x 6' 7") or (2.30m x 2.0m)

With ceramic tiled floor, plumbing for automatic washer, space for tumble dryer, space for fridge-freezer. Integrated store room.

#### Outside

##### Rear Garden

(80' 0" x 25' 0") or (24.38m x 7.62m)

The section immediately adjacent to the property screened with mature foliage. Several alfresco dining areas, one immediately adjacent to the property and a gravelled section, a central concrete pathway. Further drying area with gravel base and concreted base adjacent to three timber cabins. Beautifully screened mature planted area adjacent to gated access leading to a more formal lawned garden with mature trees and chicken coup. The boundary of the garden goes beyond the wire fencing to the rear.

#### Side Driveway

With off-street parking for two small vehicles and private gated access leading in to the rear garden.

#### Front Garden

Mainly ornamental area with mature shrubs and bushes.

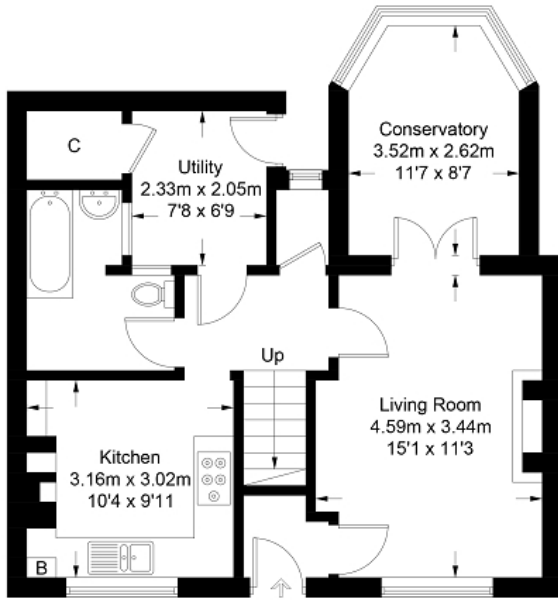


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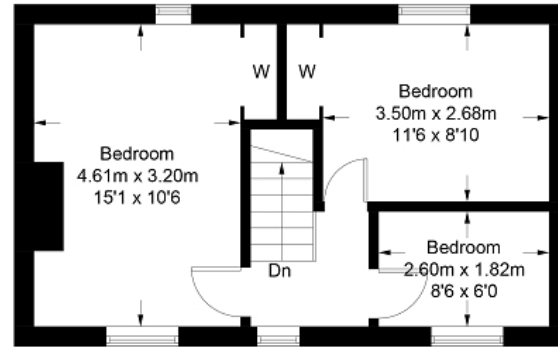


### Directions

From our office in Moreton-in-Marsh, turn left and at the first mini-roundabout turn left towards Chipping Norton along the A44 continuing over the railway bridge and after approximately a third of a mile, turn right in to Evenlode Road. After approximately 500 yards, turn left in to Wellington Road and then this is one of the last properties along on the left-hand side.



**Ground Floor**  
56.4 sq m / 607 sq ft



**First Floor**  
36.1 sq m / 388 sq ft

Approximate Gross Internal Area = 92.5 sq m / 995 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1111633)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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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