



**HOLMANS**  
ESTATE AGENTS

26 Windsor Road, Moreton-in-Marsh, GL56 0FF

Guide Price £685,000, Freehold

## Property Description

Positioned in a residential cul-de-sac away from mainstream traffic and having the benefit of easterly, southerly and westerly aspected and predominantly shuttered windows, this detached, two-storey, four bedroom executive family residence offers light and airy accommodation that should be experienced first-hand to be fully appreciated.

One is immediately impressed when entering the property with a spacious hallway formed in optional open-plan with the dining area having double bi-fold doors on to the rear garden. This area itself is also open to the stylish and well equipped kitchen creating a large and adaptable family living space. There is also a cosy lounge and a separate study and utility room on the ground floor where crisp clean lines have been complimented with oak-style Karndean flooring.

At first floor level, in addition to a four piece family bathroom suite, there are ensuite shower rooms to two bedrooms with the third bedroom currently used as a dressing room with a bank of eight wardrobes along one wall.

The property is warmed with gas fired central heating from a pressurised hot water system which is zoned separately for the ground and first floor and insulated to a high standard with an EPC rating of B.

Externally the property has a completely enclosed westerly-facing rear garden taking full advantage of the afternoon and evening sun, a spacious double driveway and double garage.

Built in 2021 by Bovis Homes, the property still has the remainder of a NHBC guarantee.

Windsor Road is located to the East of Moreton-in-Marsh which has one of the most famous tree-lined high streets in the North Cotswolds with a wide range of shops and hosteleries, St Davids Primary School and the town is within the catchment area for Chipping Campden Secondary School. Most importantly, the town has its own railway station with direct links to Oxford and London Paddington.

## Accommodation comprises:

### Entrance Hall

(12' 6" x 10' 4") or (3.82m x 3.15m)

With easy staircase returning to first floor with understairs storage, double radiator. Grey oak-style Karndean flooring. Built-in cloaks cupboard with shelved storage and hanging space.

### Front Study

(8' 4" x 7' 7") or (2.53m x 2.30m)

Matching flooring to the hallway, single radiator.

### Ground Floor Cloakroom

With two piece suite in white, low flush w.c. and pedestal wash hand basin. Single radiator and Karndean flooring.

### Front Living Room

(11' 5" x 15' 3") or (3.49m x 4.65m)

With matching flooring to the hallway, two single radiators and two triple cupboard units fitted to wall.

### Open-plan Dining Area and Kitchen

#### Dining area

(10' 8" x 11' 11") or (3.24m x 3.62m)

With sliding doors opening to the hallway and double bi-fold doors opening on to rear garden. Double radiator.

#### Kitchen

(22' 5" x 11' 11") or (6.82m x 3.62m)

With matching flooring, double radiator and quartz work tops fitted to all sides incorporating a peninsular breakfast bar area. Inset 1 1/2 sink unit with integrated drainer and swan-necked mixer tap. Thirteen base cupboards, split-level fridge with freezer below, split-level double oven. Four matching wall-mounted cupboards and split-level Bosch induction hob with Bosch externally ducted cooker above, three tier pan drawer below. Integrated dishwasher.

### Separate Utility Room

(6' 4" x 8' 0") or (1.92m x 2.44m)

With quartz work top, inset stainless steel sink unit and mixer tap, double base cupboard. Space and plumbing for automatic washer and space for tumble dryer. Single radiator. Gas fired central heating boiler, built-in boiler cupboard with Evocoy Air pressurised hot water system. Door to rear garden.

### First Floor Landing Area

(13' 3" x 8' 10") or (4.03m x 2.70m)

Gallery-style landing. Oak bannister with battered balustrade, single radiator, access to loft space. Built-in airing cupboard.

### Front Study/Bedroom 4

(9' 7" x 10' 0") or (2.93m x 3.05m)

With single radiator.

### Bedroom 3/Rear Dressing Room

(13' 7" x 8' 2" Max) or (4.15m x 2.50m Max)

With three double and two single full height fitted wardrobes to one wall. Single radiator.

### Family Bathroom/W.C.

With four piece suite in white, close coupled low flush w.c., pedestal wash hand basin, panelled bath with hand-held shower attachment. Fully tiled shower cubicle with thermostatic shower, glazed screens. Shaving mirror and cupboard, full-height chrome ladder-style heated towel rail and radiator.

### Front Bedroom 2

(11' 10" x 14' 8") or (3.61m x 4.48m)

Single radiator and access to ensuite.

### En Suite Shower Room/WC

With three piece suite in white, low flush w.c., wall-mounted wash hand basin, fully tiled shower cubicle with thermostatic shower and sliding glazed screen. Shaving mirror and cabinet and chrome ladder-style heated towel rail and radiator.

### Master Suite

Two single radiators, double built-in wardrobe, separate storage cupboard to one side. Outlook over rear garden and also in a southerly direction to the front.

### Entrance Corridor

(12' 4" x 3' 5") or (3.77m x 1.03m)

### En Suite Shower Room / WC

With three piece suite in white, low flush w.c., pedestal wash hand basin, fully tiled shower cubicle with rain shower head and hand-held shower spray and glazed screen. Chrome ladder-style heated towel rail and radiator and shaving cabinet. Built-in extractor.

### Outside

#### Front Area

Graveled section with Cotswold stone walling to two sides.

#### Side Area

The boundary to the side has mature hedgerow with a flagged area immediately adjacent to the rear garden. Tarmac driveway for off-street parking for two good sized vehicles with three integrated bollards.

### Double Garage

(19' 10" x 19' 3") or (6.04m x 5.88m)

With twin metal up-and-over doors and power and light installed.

### Rear Garden

(29' 6" x 29' 6") or (9.0m x 9.0m)

Completely enclosed with green astro-turf. The rear garden is approximately 9m square with a flagged area surrounding the astro-turf, a small area to the rear of the garage and a walled patio area perfect for alfresco dining.



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Approximate Gross Internal Area = 167.1 sq m / 1798 sq ft  
Garage = 35.7 sq m / 384 sq ft  
Total = 202.8 sq m / 2182 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1146784)

## 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 in to Todenham Road. After approximately quarter of a mile turn right in to Windsor Road, passing a copse of trees, and following the round to the right. Continue straight on and as the road turns round to the right, this property is then dead ahead with off-street parking to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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