



**HOLMANS**  
— ESTATE AGENTS —

# 3 Radburn Close, Moreton-in-Marsh, Gloucestershire, GL56 0JP

Offers Over £395,000, Freehold

## Property Description

Positioned in a small exclusive cul-de-sac location, just off London Road, to the East of this popular North Cotswold market town, this two-storey, three bedroom detached young family home has been adapted and beautifully maintained by the present owner to whom the property pays the highest compliment.

The property has a stylish modern fitted kitchen with a range of inbuilt appliances, a south-facing rear conservatory extension and the garage has been transformed in to a separate utility and store room. At first floor level there two stylish shower room suites, one ensuite to the master bedroom which also has two double built-in wardrobes.

Externally the property has a beautifully landscaped patio garden and then a complete surprise of a totally enclosed walled lawned garden which you would not expect when first approaching the property.

Technically speaking, the property was built in the late 1990s and has gas fired central heating, sealed unit double glazing, ceramic tiled floors to the kitchen and conservatory and the advantage of eight solar panels on the south-facing slope of the roof.

Radburn Close is located on a private road just over quarter of a mile from the High Street in Moreton-in-Marsh where there is a wide range of shops, supermarkets, hostelrys and restaurants, two doctor surgeries, community hospital and the all important railway with links to Oxford and London Paddington.

## Accommodation comprises:

### Entrance Hall

(11' 3" x 4' 9" Max) or (3.42m x 1.44m Max)

With heavy duty carpets immediately adjacent to front door, easy staircase rising to first floor with timber bannister.

### Ground Floor Cloakroom

With two piece suite in white, close coupled low flush w.c., wall-mounted wash hand basin, half-tiled walls. Chrome ladder-style heated towel rail and radiator. Large dressing mirror and ceramic tiled floor.

### Front Living Room

(15' 8" x 11' 7") or (4.78m x 3.52m)

Built-in understairs storage cupboard, open outlook along Radburn Close.

### Rear Diner-Kitchen

(15' 1" x 10' 4") or (4.60m x 3.15m)

With ceramic tiled floor throughout, double radiator. Ample room for dining table, double doors opening on to rear conservatory. Kitchen area fitted on three sides with granite-style laminate work surfaces with inset 1 1/2 sink unit with single drainer and mixer tap. AEG five ring gas hob with externally ducted canopied cooker hood above. Attractively tiled surround to work surfaces with concealed pelmet lighting. Split-level AEG double oven, almost brand new. AEG integrated dishwasher, AEG integrated fridge. Full height pull-out spice drawer, three tier pan drawer, carousel unit and four separate base units. Six wall-mounted cupboards and separate cupboard housing Worcester gas central heating boiler, still under warranty. Breakfast bar area with single base unit. Integrated ceiling lights.

### Rear conservatory

(6' 11" x 7' 11") or (2.12m x 2.42m)

Ceramic tiled floor to match the kitchen, double doors opening on to rear garden. Wall-mounted electric radiator. Two wall lights. Attractive southerly aspect over garden.

### Separate Utility

(8' 3" x 16' 9") or (2.51m x 5.11m)

Formerly a garage. The mechanism for the garage door still exists.

### Utility Area

With stainless steel sink unit, single drainer inset in to laminate work top. Space and plumbing for automatic washer, space for tumble dryer. Single base cupboard and full height larder cupboard and four wall-mounted cupboards, two with glazed cabinet display fronts.

### First Floor Landing Area

Airing cupboard with foam lagged cylinder and immersion heater. Access to loft space, partly boarded with ladder.

### Front Bedroom 1

(9' 4" x 11' 8") or (2.84m x 3.56m)

Two double built-in wardrobes, open outlook to the front along Radburn Close. Single radiator.

### Ensuite Shower Room/WC

With three piece suite in white, low flush w.c., corner wash hand basin with two cupboards below. Walk-in shower cubicle with large glazed screen, fully tiled interior and hand-held shower spray. Chrome ladder-style heated towel rail and radiator. Part mosaic dado tiling and ceramic tiled floor. Dressing mirror with integrated light.

### Central Shower Room

With three piece suite, pedestal wash hand basin, low flush w.c. Walk-in shower cubicle (1.75m wide) with thermostatic shower and glazed screen, with plastic granite-style lamination.

### Rear Bedroom 2

(8' 11" x 8' 3") or (2.72m x 2.51m)

Attractive outlook over gardens to the rear in a southerly direction, single radiator.

### Rear Bedroom 3

(9' 9" x 6' 2") or (2.96m x 1.88m)

Single radiator and outlook over gardens.

### Outside

### Rear Garden

(40' 0" x 25' 0") or (12.19m x 7.62m)

With retaining brick wall surround. Mainly lawned area with gravelled area to the North. Well stocked flower borders. There are two pears and one apple tree. Elevated southerly facing patio with lower level chipping area and retaining hedge. There are eight outside lights creating an attractive ambience for the evening. Wall spotlight and outside water tap. Timber cabin (1.76m deep x 2.16m wide). With power and light installed and stable-style door.

### Front Garden

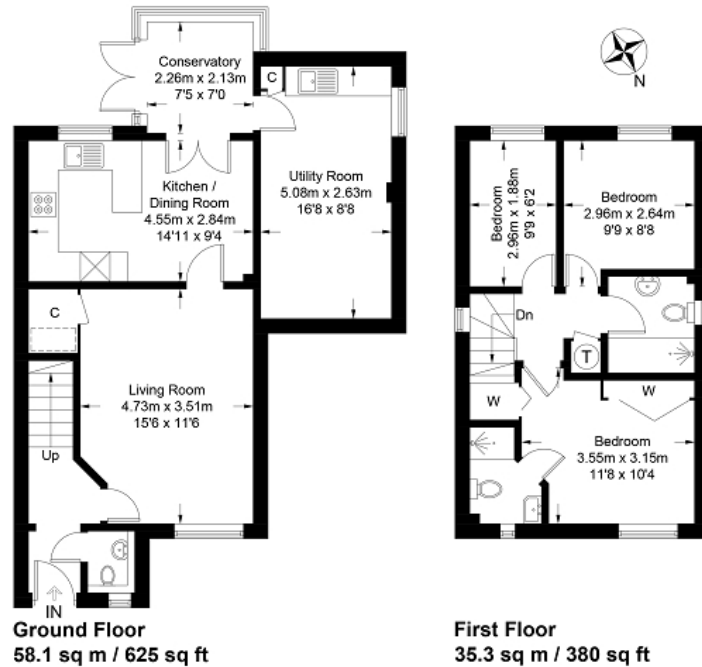
Small enclosed area with brick walled surround and tarmaced driveway with off-street parking for two vehicles.

### N.B

The property is fitted with eight south-facing solar panels on the roof, details of which can be made available to any prospective purchaser.



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Approximate Gross Internal Area = 93.4 sq m / 1005 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1178441)

### Directions

From our Moreton-in-Marsh office, turn left and at the first mini-roundabout turn left along the A44 towards Chipping Norton, continuing over the railway bridge and taking the fifth turning on the right-hand-side in to Radburn Close, just before Evenlode Road. This property is then dead ahead.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(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		
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.

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**HOLMANS**  
ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX  
Tel: 01608 652345

Email: [sales@holmansestateagents.co.uk](mailto:sales@holmansestateagents.co.uk)  
[www.holmansestateagents.co.uk](http://www.holmansestateagents.co.uk)

121 Park Lane, Mayfair, London W1K 7AG  
Tel: 02074 098391