



**HOLMANS**  
ESTATE AGENTS

5 Wellington Road, Moreton-in-Marsh, Gloucestershire, GL56 0HZ

Guide Price £385,000, Freehold

### Property Description

Located on the eastern outskirts of this bustling North Cotswold market town and offering excellent and pristine young family accommodation, this semi-detached two-storey, three bedroom property has been stylishly upgraded and is well worthy of internal inspection.

Features include a stunning fitted kitchen of contemporary design with a good compliment of integrated appliances and a cosy corner built-in seating area to snuggle in to. There is a homely woodburning stove and through living room which also has double doors opening on to the 130 foot rear garden which has recently been completely re-fenced and there are two separate lawned areas.

Other attractions include an ensuite shower room to the master bedroom in addition to a family bathroom on the ground floor, UPVC double glazed windows and doors, gas fired central heating and there is a timber summerhouse in the rear garden suitable for a variety of uses including those looking to work from home. The property has off-street parking and the former garage has been converted into a utility and store room.

Moreton-in-Marsh has one of the most famous tree lined High Streets in the North Cotswolds with its own railway station with links to Oxford and London Paddington. There is a variety of supermarkets, a primary school and the town is within the catchment area for Chipping Campden Secondary School.

### Accommodation Comprises

#### Entrance Porch

Quarry tiled floor. Frosted double glazed windows. Upvc door leading to entrance hall.

#### Entrance Hall

Small built in cupboard.

#### Living Room

(15' 02" x 12' 01" ) or (4.62m x 3.68m)

Oak laminate flooring. Two double radiators with cabinet surrounds. Cast iron wood burning stove set into original chimney breast with oak mantel and stone hearth. Upvc double glazed double doors opening onto rear garden.

#### Diner Kitchen

(15' 05" x 7' 06") or (4.70m x 2.29m)

Ceramic tile floor. Marble effect laminate worktops fitted to three sides with tiled surround. Split level Zanussi electric circathern oven and AEG ceramic induction hob with built in extractor above. Split level fridge with freezer below. Integrated dishwasher. Nine base cupboards and five matching wall mounted cupboards. Skirting illumination and inset spotlights to the ceiling. Double radiator. With fitted seating area to one corner. Easy staircase rising to first floor. Upvc double glazed back door with built in catflap.

#### Ground Floor Bathroom

Three piece suite in white with low flush wc, pedestal wash hand basin and panelled bath with wall mounted shower attachment, hand held shower spray and ceramic tiled surround. Five wall-mounted cupboards and large dressing mirror. Single radiator. Extractor fan.

#### First Floor Landing Area

Southerly aspect towards allotments. Single radiator. Access to fully boarded loft space.

#### Master Bedroom

(15' 0" Max x 9' 0") or (4.57m Max x 2.74m)

Open outlook over gardens and allotments. Single radiator. Built-in dressing area, walk-in wardrobe.

#### En Suite Shower Room/WC

Three piece suite in white with low flush wc, small wash hand basin and delta shaped corner shower cubicle with sliding doors, rain shower head and hand held shower spray, tiled interior. Dark oak laminate flooring. Single radiator. Built-in extractor.

#### Front Bedroom 3

(6' 04" x 8' 10" ) or (1.93m x 2.69m)

Open outlook. Single radiator.

#### Rear Bedroom 2

(12' 00" x 8' 04" ) or (3.66m x 2.54m)

Outlook over rear garden. Single radiator.

#### Outside

##### Attached Garage

(16' 0" x 8' 0") or (4.88m x 2.44m)

Now converted to a store room and rear utility room.

##### Summer House/Garden Studio

(11' 11" x 5' 06") or (3.63m x 1.68m)

Power and light installed.

#### Rear Garden

(130' 0" Max x 30' 0" Max) or (39.62m Max x 9.14m Max)

Particularly well screened with trees to the rear. Graveled and flagged pathway to one side. Plastic coated pergola immediately adjacent to the French doors from the living room, astro turf base, gravelled surround with ample seating areas. Completely renewed interwoven fencing for the whole of the garden with central lawned area, beyond which there is a timber cabin, aluminium framed greenhouse and a separate "secret" well screened lawned area.

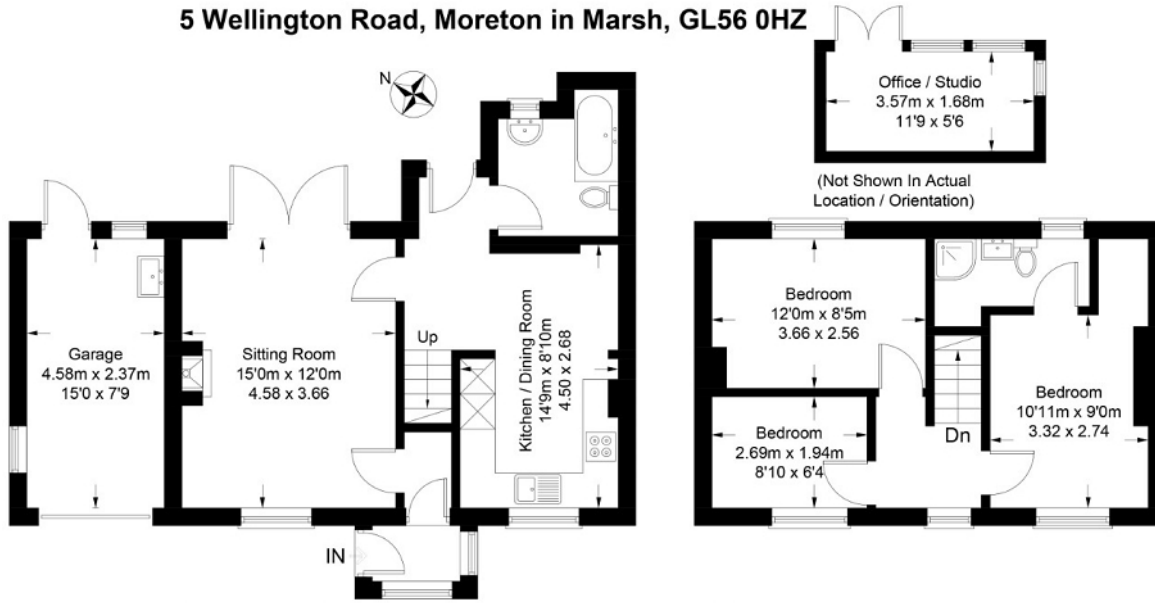
#### Front Garden

(20' 0" x 20' 0") or (6.10m x 6.10m)

Surrounded by mature laurel hedge. Graveled area and off street parking for two vehicles.



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**Ground Floor (Excluding Garage)**  
42.7 sq m / 460 sq ft

**First Floor**  
34.3 sq m / 369 sq ft

Approximate Gross Internal Area = 77.0 sq m / 829 sq ft (Excluding Garage)  
Office / Studio & Garage = 17.0 sq m / 183 sq ft  
Total = 94 sq m / 1012 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale. (ID952244)

**Directions**

From our Moreton in Marsh office turn left and at the first mini roundabout turn left along the A44 towards Chipping Norton. Continue over the railway bridge and after approximately 1/2 mile turn right into Evenlode Road and after approximately 1/4 mile turn left into Wellington Road and this property then immediately on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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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