



**HOLMANS**  
— ESTATE AGENTS —



106 Fosseway Avenue, Moreton-in-Marsh, Gloucestershire, GL56 0EA

Guide Price £375,000, Freehold

### Property Description

Positioned towards the end of this popular residential cul-de-sac and enjoying an open easterly aspect to the rear, this deceptively spacious and substantially extended two storey, chalet-style house can only be fully appreciated by internal inspection and early viewing is advised.

To describe this beautiful residence as a one/two bedroom house would be completely inadequate with the present owner having transformed what was once a true bungalow in to this superb home with a two-storey full-width extension to the rear, now incorporating a galleried room connecting the dining room and kitchen and a large master bedroom and bathroom on the first floor.

The accommodation flows elegantly from the spacious porch and entrance hall through the living room in to the dining room, the gallery and returning to the kitchen and separate utility room. The first floor has a luxurious amount of space with a landing area suitable for a variety of uses.

There are three double French doors inviting you to the enclosed easy to maintain rear garden and the block paved driveway to the front has off-street parking for two vehicles, one under a car port.

The property has gas fired central heating with a variety of renewed radiators, sealed unit double glazing and all renewed internal doors. This is a special property that can only be fully appreciated first hand.

Fosseway Avenue is located to the south of this popular North Cotswold market town on a level position with pedestrian access at the end of the avenue through the Old Town and to the High Street. The town is served with several supermarkets, two doctors surgeries, a wealth of shops and hostelryes and the all important railway station with links to Oxford and London Paddington.

### Accommodation comprises:

#### Entrance Porch

With Cornish slate flooring and small paned double doors opening in to hallway.

#### Hallway

(11' 1" x 7' 9") or (3.37m x 2.36m)

With easy staircase rising to first floor with spindle balustrade. Leaded stain glass window and double radiator.

#### Ground Floor Shower Room/W.C.

Ceramic tiled floor, fully tiled walls, built-in extractor. With three piece suite in white, corner sited low flush w.c., wall-mounted wash hand basin. Curved shower cubicle with Briston shower attachment and sliding door. Large dressing mirror and shaver point.

#### Front Living Room

(14' 9" x 11' 1") or (4.49m x 3.38m)

Westerly aspect taking in the afternoon sun. Cotswold stone fireplace with flame-effect gas cast iron fire. Exposed beams to the ceiling, five wall-mounted light points. Double folding doors leading to dining room/ground floor bedroom.

#### Dining Room/Ground Floor Bedroom

(11' 9" x 10' 11") or (3.57m x 3.34m)

Double radiator, two wall-mounted picture lights. Access to both kitchen and rear long room.

#### Rear Long Room/Gallery

(21' 3" x 7' 7") or (6.47m x 2.31m)

With solid engineered oak flooring, two double French doors leading on to easterly-facing rear garden. Three six foot tall radiators. Room part open-plan with kitchen. Access to utility room.

#### Utility Room

(16' 9" x 7' 6") or (5.11m x 2.29m)

Wall-mounted Worcester combination boiler for instantaneous hot water and gas fired central heating. Work bench below with housing for fridge and space and plumbing for automatic washer. Cornish slated floor. Double doors opening on to rear garden. Wall shelf and clothes rack.

#### Diner Kitchen

(13' 6" x 11' 1") or (4.11m x 3.39m)

With ceramic tiled floor and laminate work tops fitted to three sides with inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. Five ring gas hob. Split-level double oven with plate warmer below. Large pull-out store unit to one side. Two three-tier pan drawers. Space for fridge. Seven separate base units and eight matching wall-mounted cupboards. Elica extractor unit over hob. Double radiator. Exposed beam to the ceiling and spotlight tracks.

#### First Floor

##### Landing Area

(15' 2" x 13' 9" Max) or (4.62m x 4.19m Max)

With two westerly and one easterly aspect double glazed swing Velux windows. All stained pine doors with six access points to eaves storage area. Double radiator and two four foot high vertical radiators.

##### Bathroom/W.C.

With ceramic tiled floor. Three piece suite in white with close coupled low flush w.c., wash hand basin set in to double cupboard unit. Bath with shower screen, thermostatic shower and mixer tap. Part-ceramic tiled walls, chrome ladder-style heated towel rail and radiator. Large dressing mirror and shaver point. Double glazed Velux swing window.

#### Rear Bedroom 1

(15' 5" x 13' 4") or (4.69m x 4.06m)

Double window to the rear with open outlook over rear garden. Access to eaves storage area. apex-style ceiling and built-in display areas.

#### Outside

##### Rear Garden

(35' 6" x 30' 2") or (10.81m x 9.19m)

Walled garden to two sides with open fencing to the rear, gravelled areas with two large raised flower beds, built-in slate seat. Patio immediately adjacent to the property and evening terrace perfect for alfresco dining. Gravelled area, grape vine immediately adjacent to the property and several mature trees.

##### Front Garden

(42' 2" x 0' 0") or (12.85m x 0.0m)

Gravelled area with three stone planters, block paved driveway to one side with off-street parking for at least two vehicles. Outside water tap and covered area forming a car port adjacent to the property, outside power point.





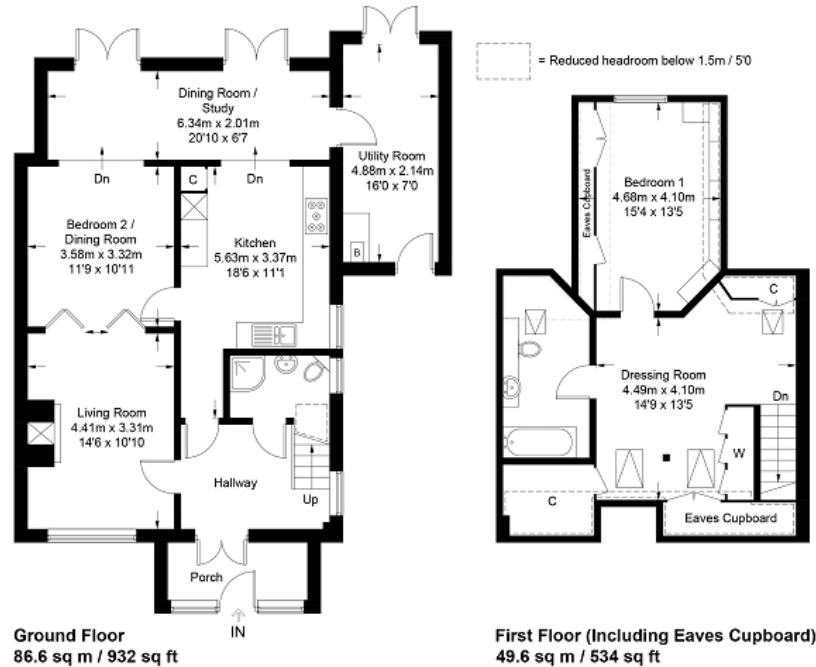


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## Directions

From our Moreton-in-Marsh office, turn left and continue south along the Fosseway and turning left opposite the Esso filling station in to Fosseway Avenue. Continue until the road bends around to the left and this property is then on the right hand side.



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>	70	
(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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