



**HOLMANS**  
ESTATE AGENTS

# 13 Swan Close, Moreton-in-Marsh, Gloucestershire, GL56 0BE

Guide Price £360,000, Freehold

## Property Description

Positioned in one of the most exclusive residential cul-de-sacs in a quiet location yet only a few hundred yards on a level position from one of the most bustling High Streets in the North Cotswolds, this semi-detached single-storey two bedroom true bungalow residence is perfect for those looking to retire to the Cotswold or to downsize from a larger property.

Stylishly appointed by the present owner only a few years ago, the property now has a stunning 24 foot split-level living and dining room to the rear with skylight window and full-height patio doors opening on to the south easterly facing rear garden. There is a bank of fitted wardrobes to the main bedroom and a fully tiled shower room/w.c. with a contemporary style suite and a rain shower head.

The more technical specification includes gas fired central heating from a recently renewed combination boiler, sealed unit double glazing and a block paved driveway to the front with off-street parking for two/three vehicles. The property has a single storey extension to the rear with a recently renewed flat roof.

The privately screened rear garden is completely enclosed and therefore safe for pets, easy to maintain and has not only a patio area for alfresco dining but a private summer house or reading room.

Swan Close contains predominantly semi-detached true bungalows of which there is a massive shortage in the area. There is an attractive tree-lined entrance to one side of the close from the approach from Bourton Road which leads directly to the High Street. Moreton-in-Marsh has the advantage of two good sized supermarkets, two doctors surgeries, a community hospital, seven local hostelries, three hotels and the all important railway station with links to Oxford and London Paddington.

## Accommodation comprises:

### Entrance Hall

(7' 0" x 7' 2") or (2.14m x 2.19m)

With door mat, double radiator, access to loft space and built-in shelved airing cupboard.

### Kitchen

(8' 10" x 10' 6") or (2.69m x 3.20m)

With built-in shelved pantry cupboard. Fitted on three sides with laminate work tops, with inset 1 1/2 asterite sink unit with single drainer and mixer tap. Breakfast bar area, all light oak fronted cupboards incorporating four base cupboards. Space and plumbing for automatic washer. Five matching wall-mounted cupboards. Double radiator. Boiler cupboard housing a Worcester combination boiler for instantaneous hot water and gas fired central heating. Consumer unit and electric meter.

### Rear Living Dining Room

(24' 2" x 11' 5") or (7.36m x 3.48m)

Split-level room. Living area containing Cotswold stone fireplace with living flame gas fire with Cotswold stone hearth. Skylight with double glazed Velux swing window. Lower level dining area with double patio doors leading on to rear garden forming a picture window. Double and single radiator.

### Shower Room / WC

With three piece suite in white, close coupled low flush w.c., wash hand basin set in to double cabinet. Shower cubicle 1.67 metre wide, walk-in shower with glazed screen, rain shower head and hand-held shower spray. Fully tiled walls, single radiator, circular shaving mirror. Quartz work top.

### Front Bedroom 2

(8' 6" x 9' 0") or (2.59m x 2.74m)

Single radiator.

### Front Bedroom

(11' 2" x 11' 3" Max) or (3.41m x 3.43m Max)

With a full bank of fitted wardrobes to one wall incorporating three double robe units with a central section with four bevelled mirrored doors. Tv aerial point, double radiator. Attractive outlook over Swan Close towards distant countryside.

### Outside

### Rear Garden

(50' 00" x 0' 00" ) or (15.24m x 0.00m)

Triangular in shape with seating area immediately adjacent to the property. Patio and seating area, summer house with power and light installed perfect for taking in the morning sun. Outside light, private gated access leading to block paved tandem driveway for off-street parking for at least two vehicles.

### Front Garden

(30' 00" x 20' 00" ) or (9.14m x 6.10m)

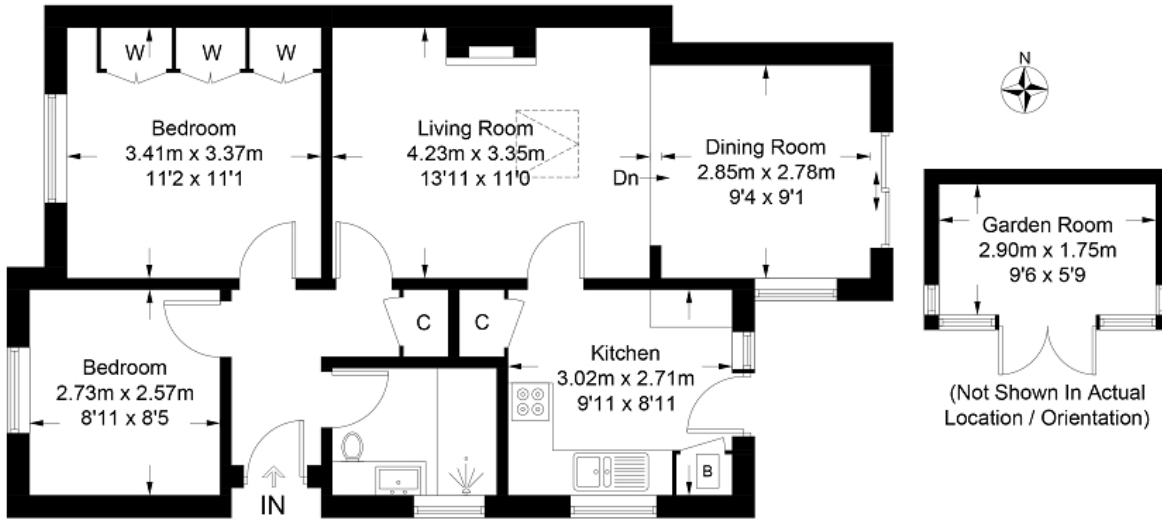
Open-plan lawned area.







**13 Swan Close, Moreton in Marsh, GL56 0BE**




Approximate Gross Internal Area = 61.6 sq m / 663 sq ft  
 Garden Room = 5.1 sq m / 55 sq ft  
 Total = 66.7 sq m / 718 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1188995)

**Directions**

From our Moreton-in-Marsh office turn left and at the first mini-roundabout right along Bourton Road towards Broadway. After just over a hundred yards turn left in to Swan Close following the road round to the right and then left. This property is then located on the left-hand-side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		<b>81</b>
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	<b>65</b>	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.



**MISDESCRIPTIONS CLAUSE** We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

