



**HOLMANS**  
ESTATE AGENTS

# 4 Fossey Avenue, Moreton-in-Marsh, Gloucestershire, GL56 0DT

Offers Over £625,000, Freehold

## Property Description

A beautifully presented and thoughtfully renovated, substantially extended semi-detached, three storey, five bedroom family home, is positioned on a sixth of an acre plot with the benefit of a 100 foot privately screened south-facing rear garden which must be seen first hand to be fully appreciated.

The property has a "back to front" orientation as when this row of houses was built it was originally intended to place the road to the south of the properties which is why the main entrance to the house is now to the rear, and not on Fossey Avenue. The expansive accommodation includes a separate lounge and dining room, a state-of-the-art fitted kitchen with an Aga stove and quartz worktops with mood lighting and a large utility room. Most of the ground floor is equipped with light oak-style Kardean flooring and there are all renewed engineered oak doors throughout the property creating contemporary styling.

At first floor level there are 5 bedrooms, each with louvred blinds, a four piece family bathroom suite and ensuite shower room to the master bedroom. The property has gas fired central heating, sealed unit double glazing and forecourt to the front with off-street parking for at least four vehicles. On the second floor there is a studio family room which can also be used as an office.

The star of the show with the property however, is the south-facing rear garden, beautifully screened with mature trees, a patio with alfresco dining with a roller shutter blind, overhead patio heater, outdoor lighting and even comes with its own bar.

The property is positioned in one of the most popular residential areas to the south of this famous North Cotswold market town only 500 hundred yards on a level position to the towns beautiful tree-lined High Street where there are a range of hosteleries, two good quality supermarkets, two doctors surgeries, a community hospital and the all important railway station with links to Oxford and London Paddington. The town has its own primary school and is within the catchment for Chipping Campden secondary school.

## Accommodation comprises:

### Entrance Porch

With ceramic tiled floor and Velux window for optimum light.

### Entrance to Inner Hallway

### Inner Hall Way

(14' 06" x 8' 02") or (4.42m x 2.49m)

With Kardean flooring in light oak-style and all engineered oak doors. Understairs storage cupboard. Walk-in pantry with shelves. Separate built-in cloaks cupboard.

### Front Kitchen

(16' 07" x 13' 0") or (5.05m x 3.96m)

Kitchen fitted on all sides with quartz work tops with under work top illumination and all units fitted in Wren format. Inset 1 1/2 asterite sink unit with single drainer and mixer tap. Ceramic Bosch hob with electric circatherm oven below and gas fired Aga fitted in to original chimney breast over two hot plates and two ovens. Thirteen wall-mounted cupboards, one housing Bosch split-level microwave and concealed pelmet lighting illuminating work surfaces. Full height larder fridge, state-of-the-art split-level Bosch coffee machine. Full height eight shelf unit and eleven separate base units. Light oak Kardean flooring to match the hallway and inset spotlights to the ceiling. Wall-mounted tv point.

### Separate Utility Room

(14' 03" x 12' 09") or (4.34m x 3.89m)

With ceramic tiled floor, Butlers sink. Laminate work top to one side, two wall mounted cupboards. Space and plumbing for automatic washing machine and tumble dryer. Integrated Worcester combination boiler for instantaneous hot water and gas fired central heating. Low level w.c. Full-height Upvc double glazed door leading to rear garden, door to workroom.

### Rear Dining Room

(17' 09" x 10' 01") or (5.41m x 3.07m)

With appointed chimney breast and oak lintel. Double radiator. Double doors opening on to south-facing rear garden. Matching flooring to hallway.

### Rear Hallway

(12' 06" x 6' 01") or (3.81m x 1.85m)

With matching flooring, single radiator. Easy staircase rising to first floor with pinewood banister and banded balustrade. Direct access on to rear garden.

### Rear Living Room

(16' 08" x 11' 0") or (5.08m x 3.35m)

Cotswold stone fire place with cast iron multi-burning stove, double radiator, three wall-mounted light points. Outlook over rear garden.

### First Floor Landing Area

With returning staircase to second floor, two built-in understairs storage cupboards. All renewed engineered oak doors. Fitted shelved cupboard.

### Separate Wash Room

Two piece suite in white, low flush WC with built in system surround and wash hand basin set into double cabinet. Built in extractor.

### Master Bedroom

(19' 08" x 13' 05") or (5.99m x 4.09m)

With louvred shutters to window, double radiator. Twin integrated Sonos speakers to the ceiling, inset spotlights.

### Ensuite Shower Room/WC

With antique ceramic-style tiled flooring. Three piece suite, low flush w.c., wall-mounted wash hand basin set on to double cabinet. 1.25 metre wide shower cubicle with a rain shower head and hand-held shower spray, glazed sliding doors. Built-in extractor, chrome ladder-style heated towel rail and radiator.

### Family Bathroom

Three piece suite, with delta shaped corner shower cubicle, with rolled marble tile interior. Wash hand basin set into double cupboard. Panelled bath with central mixer tap. Double radiator. Two ceiling speakers connecting to Sonos.

### Bedroom 2

(13' 01" x 11' 08") or (3.99m x 3.56m)

With double and single built-in wardrobes with three high-level cupboards. Very attractive outlook over rear garden. Single radiator. Open wardrobe. Louvred blinds to window.

### Rear Bedroom 3

(9' 10" x 12' 0") or (3.00m x 3.66m)

With louvred blinds, single radiator. Outlook over rear garden. Open bookshelf area with cupboards below.

### Front Bedroom 4

(10' 02" x 10' 09") or (3.10m x 3.28m)

With triple wardrobe, single radiator. Louvred blinds.

### Front Landing Area

With double glazed Velux window, effectively being a light tunnel, single radiator.

### Office/Bedroom 5

(8' 11" x 10' 09") or (2.72m x 3.28m)

Single radiator. Outlook over garden, double wardrobe.

## Second Floor

### Studio Room

(25' 04" x 9' 01") or (7.72m x 2.77m)

Two south-facing Velux swing windows. Perfect entertainment room or workspace with spotlights to the ceiling. Built-in eaves storage cupboard.

## Outside

### Rear Garden

(200' 0" x 0' 0") or (60.96m x 0.00m)

With curved patio immediately adjacent to the property perfect for alfresco dining and with an electrically operated roller shutter blind fixed to the property wall. There is a purpose built timber bar with power and the patio has electronic lighting for those atmospheric evenings. The garden is mainly laid to lawn and is particularly private with a wealth of mature shrubs and trees and a particularly attractive Acer. There is a flagged area to the side of the property with access to the utility room. Outside water tap, two storage bins and a small garden hut.

### Separate Workroom

Formerly a garage. With power and light installed, double doors opening on to driveway. Wall-mounted cupboards and drawers.

## Front Garden

Block paved area with off-street parking space for four to five vehicles.

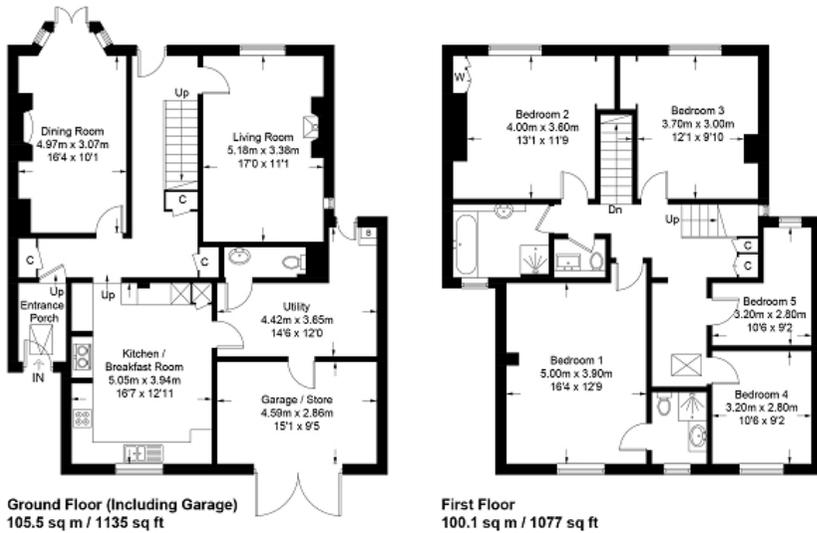


4 Fossey Avenue, Moreton in Marsh, GL56 0DT



Directions

From our Moreton-in-Marsh office turn left continuing south along the High Street towards Stow-on-the-Wold and just before leaving the town turn left opposite the Esso garage into Fossey Avenue and this property is a short way along on the right hand side.



Approximate Gross Internal Area = 231.1 sq m / 2486 sq ft (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1201637)

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>	76
(55-68)	<b>D</b>	68
(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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