



**HOLMANS**  
— ESTATE AGENTS —

# 10 Lysander Way, Moreton-in-Marsh, Gloucestershire, GL56 0GD

Guide Price £325,000, Freehold

## Property Description

Lysander Way is the centre of this smart modern development to the east side of Moreton-in-Marsh, this semi-detached, two-storey, two bedroom town house is stylishly appointed throughout and has the advantage of an ensuite master bedroom, enclosed walled garden and off-street parking for two vehicles with electric car charging point.

The property benefits from gas fired central heating from a combination boiler, sealed unit double glazing, attractive modern fitted beech-style kitchen with built-in oven, hob, fridge, freezer and space for an automatic washing machine. A ground floor cloakroom, to the first floor master bedroom with ensuite shower room, second bedroom and family bathroom.

One of the main attractions however, is the light and airy open-plan living room leading straight in to the kitchen dining area with views out to its pretty walled garden.

The property is located less than a mile from one of the most popular tree-lined High Streets in the North Cotswolds where there are several supermarkets, an abundance of restaurants and public houses, a primary school and the town is in the catchment area for Chipping Campden secondary school. Moreton-in-Marsh tends to popular with commuters having its own railway station and links to Oxford and London Paddington. There is also a community hospital and two doctors surgeries.

## Accommodation comprises:

### Hall/Lobby Area

(4' 0" x 4' 2") or (1.22m x 1.27m)  
With door matting and carpet, single radiator.

### W.C.

With two piece suite, low level w.c., sink with mixer tap and tiled splashback. Single radiator. Linoleum tiled-effect flooring.

### Open plan Living Room/ Kitchen

(15' 11" x 11' 9") or (4.85m x 3.59m)  
Two single radiators, t.v. point. Laid to carpet. Open-plan Staircase leading to first floor.

## Kitchen Area

Granite-style work tops fitted to three sides, with granite-style splashback to one wall. Inset Leisure stainless steel sink unit with single drainer and mixer tap. Space and plumbing for automatic washing machine. Hotpoint ceramic hob with single Hotpoint oven below and Neff enclosed cooker hood above. Under counter fridge and separate under counter freezer. Two deep pan drawers and two single cupboards. Four wall-mounted up-and-over cabinets, single cabinet and cabinet housing Potterton combination boiler for gas fired central heating and instantaneous hot water. Window overlooking rear garden. Linoleum tiled-effect flooring. Patio doors opening on to rear garden.

## Living Area

Staircase rising to first floor landing.

## Rear Garden

(23' 9" x 16' 11") or (7.23m x 5.16m)  
Pretty half-walled garden, predominantly laid to patio suitable for alfresco dining, part-lawned area and decorative chippings. Timber cabin. Outside water tap, outside light. Sky dish.

## First Floor Landing Area

With spindle balustrade, smoke alarm.

## Front Bedroom 1

(10' 2" x 18' 2") or (3.09m x 5.53m)  
Single radiator, double fitted wardrobe with mirrored sliding doors. T.v. point.

## Rear Bedroom 2

(8' 0" x 11' 8") or (2.43m x 3.55m)  
With double fitted mirror fronted wardrobe, single radiator, telephone point.

## En Suite Shower Room/WC

With two piece suite in white, low level w.c., sink with chrome mixer taps with tiled splashback to one wall and vanity mirror and shaving point above. Heated towel rail and radiator. Aqualisa electric shower.

## Family Bathroom/W.C.

With three piece suite in white, low level w.c., sink with mixer tap over, tiled splashback, vanity mirror above with shaving point. Wall-mounted towel rail and radiator. Panelled bath with grab rail, shower head over and tiled surround. Linoleum tiled-effect flooring. Extractor fan and spotlights to the ceiling.

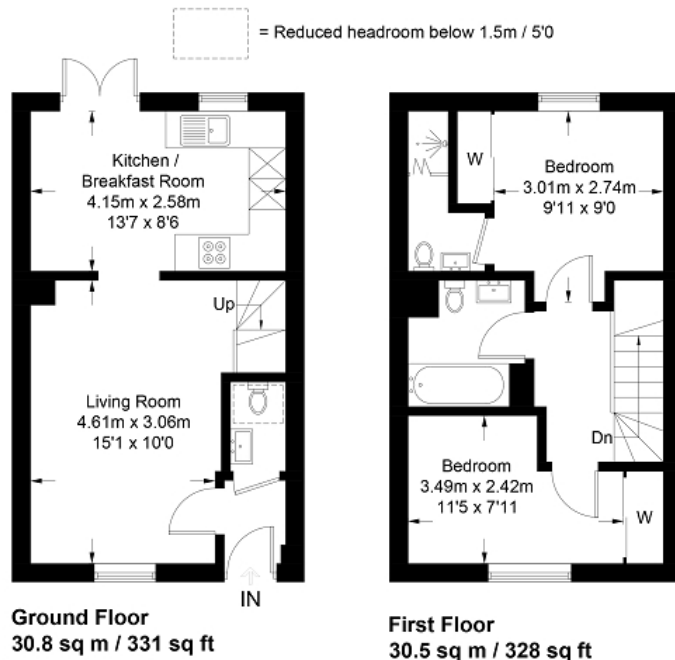
## Driveway

Electric Eon car charging point. Off road parking for two vehicles.





## 10 Lysander Way, Moreton in Marsh GL56 0GF



Approximate Gross Internal Area = 61.5 sq m / 659 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1205565)

## 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 half a mile, just after the playing fields on the right-hand side, turn left into Summers Way. Instead of following the road around to the left, continue straight on to Lysander Way. This property is positioned 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>		91
(69-80) <b>C</b>	77	
(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		
<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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**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