



**HOLMANS**  
— ESTATE AGENTS —



# 1 Brookfields, Primrose Court, Moreton-in-Marsh, Gloucestershire, GL56 0JG

Offers Over £350,000, Freehold

## Property Description

Positioned in a quiet residential backwater away from mainstream traffic in an area popular with all age groups, this stylishly appointed semi-detached, two storey, three bedroom town house is strongly recommended for internal inspection.

The property benefits from the advantage of a large enclosed lawned southerly-facing rear garden taking full advantage of the sun most of the day. The property has an attractive fitted kitchen with a good compliment of units incorporating a washer dryer, Electrolux double oven, integrated fridge freezer and integrated dishwasher. The light and airy accommodation is accentuated by the full-width living room having French doors overlooking this most attractive southerly-facing garden with mature shrubs and a pear tree. The rear garden offers a large flagstone patio area suitable for alfresco dining and soaking up the summer sun.

At first floor level there are three double bedrooms and a modern family bathroom. The property benefits from Upvc double glazing and gas fired central heating from a combination boiler and a bloc paved double driveway offering off-street parking for two vehicles.

Located to the east side of Moreton-in-Marsh, just off London Road, Primrose Court is conveniently located for access to the High Street in this popular North Cotswold market town and the railway station with direct links to Oxford and London Paddington. The property is also in catchment for St David's Primary School and Chipping Campden Secondary School.

## Accommodation comprises:

### Entrance Hall

With Upvc front door, tiled hallway, consumer unit. Smoke alarm.

### Downstairs W.C.

With two piece suite, low level w.c., wash hand basin with chrome taps, Upvc splashback. Three wall-mounted cupboards and shelf. Linoleum flooring, window to front.

### Recess Cloakroom

With hanging rail and two coat hook rails.

### Kitchen

(8' 09" x 7' 11") or (2.67m x 2.41m)

Three beech-style base units, two half base units, triple pan drawer, four drawers with marble effect worksurfaces with stainless steel sink and drainer, mixer tap. Integrated Electrolux dishwasher, integrated Electrolux washer dryer. Electrolux double oven, four burner Electrolux gas hob with canopied chrome extractor hood. Integrated fridge freezer. Wall-mounted cupboard housing Esprite Eco 2 boiler for instantaneous hot water and gas fired central heating. Three wall-mounted cupboards, one corner cupboard and shelving. Under unit lighting, tiled on three sides.

### Open Plan Living/Dining Room

(17' 02" x 16' 09") or (5.23m x 5.11m)

With patio doors opening on to rear garden.

Dining area with window overlooking side of the garden, two wall-mounted chrome upright radiators, wall-mounted gas fire. Understairs cupboard.

### First Floor Landing

Offering three double bedrooms. With spindle balustrade, loft access. Single radiator. Smoke alarm.

### Front Bedroom 1

With single radiator, Upvc window overlooking front of property. T.v. point.

### Bedroom 2

(10' 02" x 7' 03") or (3.10m x 2.21m)

With Upvc window overlooking rear garden, single radiator.

### Rear Bedroom 3

(10' 08" x 7' 10") or (3.25m x 2.39m)

With Upvc double window overlooking rear garden, single radiator. Double fitted wardrobes, single wardrobes with shelving. One wall fitted to shelving.

### Bathroom / WC

With three piece in white, low level w.c., panelled bath with thermostatic shower and grab rail, concertina shower screen. Vanity mirror, extractor fan and shaving point. Single radiator and towel rails. Terracotta tiled flooring.

### Outside

#### Rear Garden

Large flagstone patio and decorative stones perfect for alfresco dining. Raised patio area, lawned area with mature raised bed. Decorative archway leading to gravelled area with raised vegetable beds, large timber cabin.

### Front Garden

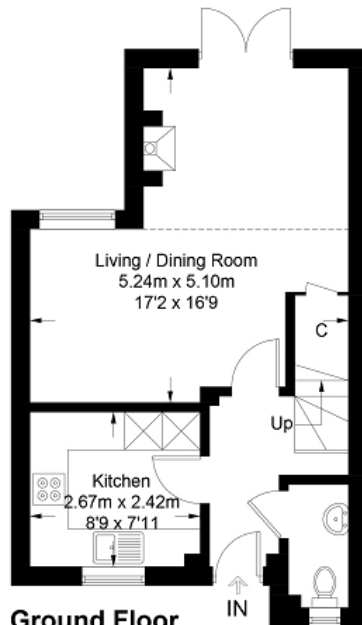
Paved driveway for two vehicles, hard-standing area, lawned areas with flagstone pathway leading to front door and rear side gated access. Mature shrubs.



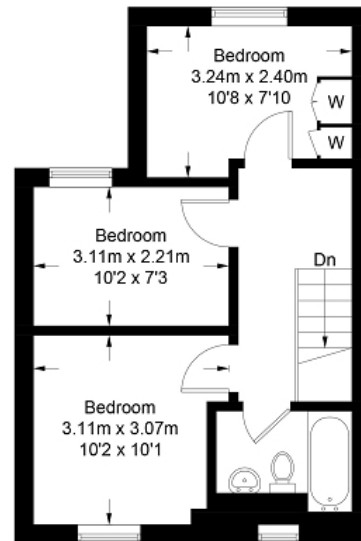




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**Ground Floor**  
36.3 sq m / 391 sq ft



**First Floor**  
35.3 sq m / 380 sq ft

Approximate Gross Internal Area = 71.6 sq m / 771 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1205997)

## 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 100 yards turn right in to Primrose Court. This property is then immediately ahead.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	76	
(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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