



HOLMANS
— ESTATE AGENTS —

3 Orchard Rise, Longborough, Gloucestershire, GL56 0RG

Guide Price £575,000, Freehold

Property Description

Positioned in a secluded tree-lined country cul-de-sac location in the centre of one of the most popular villages in the North Cotswolds midway between the market towns of Stow-on-the-Wold and Moreton-in-Marsh, this four bedroom, semi-detached three storey rural retreat offers adaptable accommodation which should be viewed first hand to be fully appreciated.

The property has a spacious living room with a homely woodburning stove and a study leading directly on to the garden. There is a stylish modern fitted kitchen and a dining room extension to the rear of the garage also with patio doors leading directly on to the garden. There are oak veneer floorboards to most of the ground floor.

At first floor level there are three bedrooms and a family bathroom with the master suite having been created on the second floor with its own ensuite bathroom.

The real star of the show however, is the beautifully kept and totally enclosed private south facing lawned rear garden with a patio perfect for alfresco dining and over which the majority of the rooms enjoy a totally engaging aspect. There is also the benefit of views over the gardens and trees to the front.

Technically speaking the property has gas fired central heating from a combination boiler, sealed unit double glazed windows, its own garage and off-street parking in tandem for two vehicles.

Orchard Rise is located just off the High Street in the centre of the village close to the local primary school, village pub, shop and tea rooms. There are picturesque walks to be enjoyed particularly past Sezincote House to Bourton-on-the-Hill and further in the surrounding countryside.

There are a wide range of shops in Stow-on-the-Wold with excellent hostelrys and further north in the more traditional market town of Moreton-in-Marsh where there is the all important railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Hall

(9' 9" x 5' 5") or (2.96m x 1.66m)

With oak veneered flooring. Easy staircase returning to first floor with banister rail. Single radiator with cabinet surround.

Ground Floor Cloakroom

Two piece suite in white with low flush wc and corner sited wash hand basin and tiled splashback. Single radiator. Ceramic tile floor. Consumer unit.

Front Living Room

(15' 07" x 14' 08") or (4.75m x 4.47m)

With dark oak veneer floorboards. Wiking cast iron woodburning stove set in to original fireplace with oak lintel above and slate hearth. Built-in library area to one side of chimney breast, with book shelves and cupboards below. Two single radiators. Outlook towards treescape and playing fields. Cornice moulded ceiling. Double doors opening on to Study/playroom.

Study/Playroom

(8' 11" x 8' 07") or (2.72m x 2.62m)

Matching flooring to the living room. South-facing double glazed patio doors forming a picture window with outlook over rear garden. Single radiator.

Rear Kitchen

(9' 0" x 8' 01") or (2.74m x 2.46m)

With ceramic tiled floor, granite-style laminate work tops fitted to three sides with inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. Picture window over the rear garden. Integrated recently renewed Bosch dishwasher. Split-level Siemens oven and grill with ceramic hob, canopied cooker hood above and stainless steel splashback. Three base cupboards, full height larder cupboard and six matching wall mounted cupboards. Inset spotlights to the ceiling. Space and plumbing for automatic washer and space for fridge. Built-in understairs storage cupboard.

Rear Dining Room

(11' 09" x 7' 10") or (3.58m x 2.39m)

With oak-style laminate flooring. full-height double glazed patio doors with outlook over rear garden. Access to garage.

First Floor Landing Area

With returning staircase to second floor with spindle balustrade. Built-in linen cupboard.

Front Bedroom 2

(9' 06" x 8' 06") or (2.90m x 2.59m)

Single radiator. Open outlook over treescape.

Rear Bedroom 3

(11' 01" x 8' 08") or (3.38m x 2.64m)

Currently used as occasional bedroom and study. Single radiator. Open outlook over countryside. Built in airing cupboard housing British Gas CDi series combination boiler for instantaneous hot water and gas fired central heating.

Rear Bedroom 4

(11' 8" x 8' 3") or ()

Single radiator. Attractive outlook over rear garden.

Family Bathroom/W.C.

Three piece suite in white with low flush wc, pedestal wash hand basin and handled panelled bath with hand-held shower attachment, Triton wall mounted electric shower. Three tier medicine cupboard, shaver point, ceramic tiled floor. Double radiator. open outlook over treescape.

Second Floor Landing Area

Gallery style spindle balustrade. Double glazed Velux swing window with built in blind. Large display area.

Master Bedroom

(18' 01" x 9' 11") or (5.51m x 3.02m)

Dormer window to the front and Velux window to the rear with attractive views. Two double radiators. Dressing Area to the front with a range of built-in wardrobes.

En Suite Bathroom/WC

With three piece suite in white, close coupled low flush wc, wash hand basin fitted into tiled surround, handled panelled bath with wall-mounted shower attachment. Shaver point. Velux window and excellent views over treescape. Single radiator and ceramic tiled floor.

Outside

Rear Garden

(60' 0" x 50' 0") or (18.29m x 15.24m)

Random Cotswold stone wall to the rear. Larch lap fencing with stone pillars to one side and interwoven fencing opposite. Patio area immediately adjacent to the property perfect for alfresco dining and the garden is totally screened in all directions. Outside light. Mainly lawned area with small planting borders.

Front Garden

(30' 0" x 20' 0") or (9.14m x 6.10m)

With tarmac driveway with off-street tandem parking for two vehicles. Electric vehicle charging point. Mainly sloping lawned area with country hedgerow to one side and a superb maple tree (creating a stunning burgundy glow in the autumn).

Garage

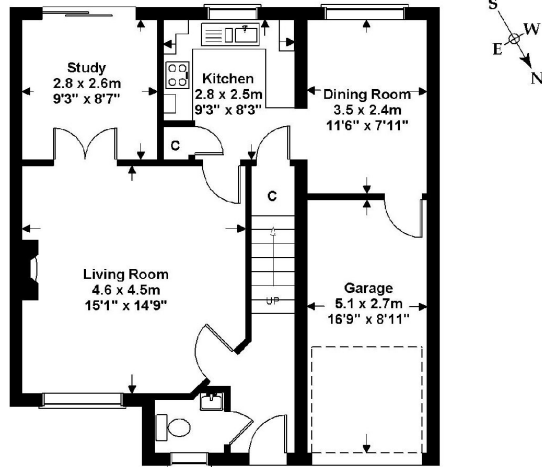
(16' 10" x 8' 08") or (5.13m x 2.64m)

Currently used as storage room with timber up-and-over door, power and light installed. Space for large fridge freezer and tumble dryer.

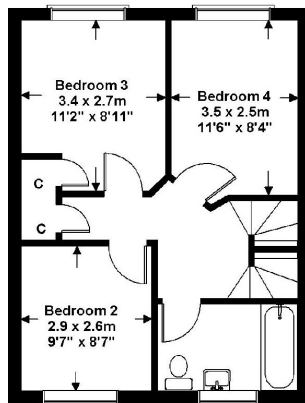


3 Orchard Rise

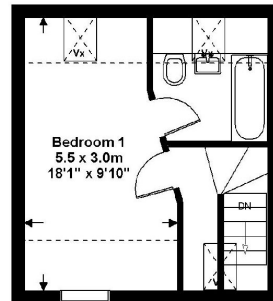
Approximate Gross Internal Area
129 sq mt/1388 sq ft



Ground Floor



First Floor



Second Floor

* Reduced Headroom

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or nippo.uk.net

Directions

From our Moreton in Marsh office, turn left continuing south along the High Street towards Stow-on-the-Wold. After approximately two miles, turn right signposted Longborough continuing into the centre of the village and, just before the village school, turn left in to the High Street and first right in to Orchard Rise. This property is then a short way along on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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