



HOLMANS
— ESTATE AGENTS —

1 Corders Close, Moreton-in-Marsh, Gloucestershire, GL56 0DA

Guide Price £395,000, Freehold

Property Description

Positioned just over 100 yards from one of the most famous tree-lined High Streets in the North Cotswolds on a level location, this detached, two-storey, two double bedroomed contemporary style cottage offers an excellent option for those looking to retire in the area as well as for general purposes.

The property has an open-plan living room and kitchen forming the whole length of the property with windows on each side. The fitted kitchen to the front has parquet oak work tops and a good range of fitted cupboards and integrated appliances. French doors to the rear lead to a completely enclosed courtyard garden designed for ease of maintenance and which leads directly, via a courtesy door, to the property's own garage with an electronically operated up-and-over door and single parking space in front.

There is a smart modern bathroom on the first floor in addition to the ground floor cloakroom and both bedrooms have built-in wardrobes.

The property is warmed by gas fired central heating from a combination boiler and Upvc double glazed windows and doors.

The High Street is home to a wide range of shops, hostelrys, restaurants, supermarkets with further access being given to the town's railway station with links to Oxford and London Paddington. There is a community hospital, two doctors surgeries, an attractive park and immediate access from the property to walks and surrounding countryside between Moreton-in-Marsh and Batsford.

Accommodation comprises:

Entrance Hall

(11' 1" x 5' 5") or (3.39m x 1.65m)

Integrated carpet mat, staircase rising to first floor with spindle balustrade, single radiator.

Walk-in Cloakroom

With Baxi combination boiler for instantaneous hot water and gas fired central heating.

Ground Floor Cloakroom

With two piece suite in white, low flush w.c., wall-mounted wash hand basin with tiled splashback, electric panel radiator. Shaver point and circular mirror.

Rear Living Room

(17' 0" x 13' 8" Max) or (5.17m x 4.17m Max)

Windows on three sides with easterly aspected double patio doors leading on to rear garden, double radiator. Ornamental Adams-style fire surround with slate hearth, two double radiators and understairs storage cupboard. Room formed in open-plan with kitchen.

Kitchen

(7' 7" x 10' 2") or (2.30m x 3.11m)

With parquet-style oak work tops fitted to three sides, inset 1 1/2 ceramic sink unit. Split-level Lamona electric hob, split-level electric oven to one side and split-level dual-purpose oven above. Integrated Blomberg washer dryer, integrated Lamona dishwasher. Corner carousel unit, split-level fridge with freezer below. Four further base cupboards, eight matching wall-mounted cupboards and pull-out cooker hood above. Tiled surround to work surfaces.

First Floor Landing Area

Front Bedroom 1

(50' 2" x 34' 1") or (15.30m x 10.40m)

Westerly and northerly aspected windows, single radiator and double built-in wardrobe.

Rear Bedroom 2

(13' 08" x 9' 11") or (4.17m x 3.02m)

Easterly and southerly aspected windows, single radiator, two double built-in wardrobes.

Front Bathroom/W.C.

With three piece suite in white, low flush w.c., pedestal wash hand basin and 1.64m wide shower cubicle with a rain shower head, hand-held shower spray and large shower screen. Shaving mirror, shaver point. Single radiator, ceramic tiled floor, built-in shelved cupboard, ladder-style heated towel rail and radiator.

Outside

Rear Courtyard

(17' 3" x 24' 9") or (5.27m x 7.55m)

Patio and gravelled area with mature shrubbery borders, climbing plants and mature trees, outside water tap. Gated access to the side to Hospital Road. There is direct access via a side courtesy door to the garage.

Garage

(17' 11" x 8' 4") or (5.46m x 2.55m)

With bloc-paved base, electronically operated remote controlled up-and-over door. Power and light installed, wall-mounted panel radiator with work bench below and parking space in front.

Front Garden

Open-plan gravelled area, outside light. To the northern side there is an elevated garden plot adjacent to a tarmaced driveway over which there are communal rights of access for all the properties in Corders Lane and Corders Close with the garage apportioned to this property being the first one on the right-hand side. The garden immediately across the entrance to the driveway bounded by a low random stone wall also is on the deeds for this property as are a large mature tree and a wealth of shrubs and bushes.

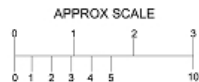
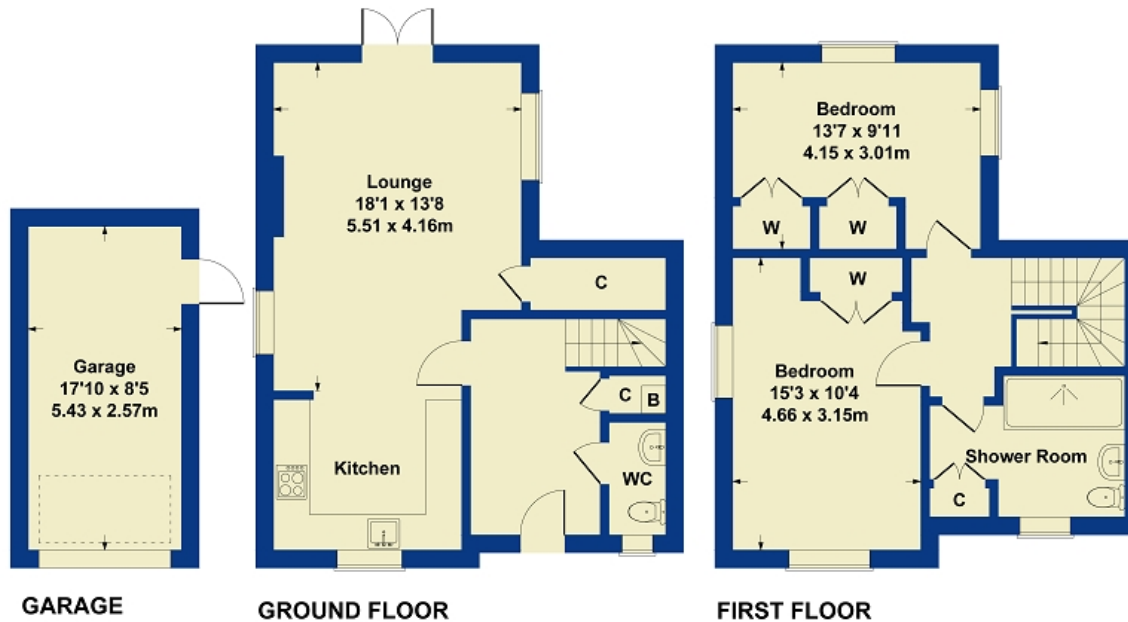
N.B

We are informed the garage is leasehold with a ground rent payable to £35 per annum to Corders Close Management Ltd. There is also a service charge applicable to the property of currently £692 per annum for the communal parts. Any prospective purchaser is advised to ascertain the exact terms of the lease and service charge in pre-contract enquires prior to exchange of contracts.



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Approximate Gross Internal Area
1109 sq ft - 103 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Directions

From our Moreton-in-Marsh office, on foot, continue across the main road bearing left and then immediately right in to Corders Lane. Continue to the T-junction with Hospital Road, turn left past four terraced houses and 1 Corders Close is the next detached house on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(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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