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— ESTATE AGENTS —

Fir Tree Cottage, The Green, Stretton-On-Fosse, Moreton-in-Marsh, Gloucestershire, GL56 9SQ

Offers Over £310,000, Freehold

Property Description

Discreetly positioned at the end of a private driveway in the centre of this picturesque north Cotswold village and the central one of only three properties in this hideaway location, this inner-terraced, two-storey, two bedroom country retreat is perfect for a young couple, second home or indeed has been used as a holiday home for investment purposes for many years.

Character features of the property include a homely woodburning stove set in a Cotswold stone fireplace with back boiler capable of heating hot water and radiators. Some exposed timbers and particularly lovely views over gardens to the south and over trees and gardens to the rear giving a real feel of country living.

Technically speaking the property has Upvc double glazed windows and doors, night store heating, a modern bathroom suite and a fitted kitchen with a built-in oven and hob.

The rear garden is completely enclosed and safe for pets and the front driveway offers parking for two vehicles. There are scenic walks to be enjoyed in the surrounding countryside with immediate access from the end of the driveway.

Stretton-on-Fosse is located between the Cotswold market towns of Shipston-on-Stour and Moreton-in-Marsh with the latter having its own railway station, 10 minutes away, with links to Oxford and London Paddington. This thriving village is serviced with the popular award winning village pub, The Plough, a village hall and the local church.

Accommodation comprises:

Entrance Porch

Upvc double glazed front door and matching side panel. Stone flagged floor and rustic brick walls. Cloaks rack and light.

Living Room

(16' 10" x 13' 11") or (5.12m x 4.24m)
Random Cotswold stone chimney breast with inset oak lintel. Substantial cast iron woodburning stove with stone hearth. Outlook over front garden and treescape. Night store heater. Exposed ceiling beam. Easy staircase returning to first floor and full height picture window over rear garden. Double radiator.

Rear Kitchen

(8' 0" x 10' 4") or (2.45m x 3.15m)
Fitted on two sides with woodgrain effect laminate work tops, tiled surround, inset stainless steel sink unit with single drainer and mixer tap. Six base cupboards, eight matching wall-mounted cupboards. Stoves ceramic electric hob with Belling electric circatherm oven below. Night store heater, single radiator. Space for fridge freezer. Attractive outlook over rear garden and treescape. Upvc double glazed door to garden.

First Floor Landing Area

With access to loft space. Airing cupboard with foam lagged cylinder and immersion heater. Night store heater. All stained timber latch and brace doors.

Front Bedroom 1

(13' 11" x 8' 11") or (4.23m x 2.71m)
Single radiator. Double built-in wardrobe. Attractive southerly aspect over gardens and treescape.

Central Bathroom/W.C.

Outlook over gardens. Three piece suite in white, low flush w.c., pedestal wash hand basin and panelled bath with wall-mounted shower attachment. Folding glazed door. Part-tiled walls, ceramic tiled floor and single radiator.

Rear Bedroom 2

(10' 3" x 8' 0") or (3.12m x 2.45m)
Attractive outlook over gardens and treescape.

Outside

Front Garden

Open-plan lawned area, part of which is shared with the adjacent property and flagged pathway leading to front door. There are two parking spaces, one at the end of the pathway and one beside a bin store under some trees at the side.

Rear Garden

(101' 8" x 0' 0") or (31.0m x 0.0m)
Screened with mature plants and hedgerow to two sides. Central slate chipping area with patio immediately adjacent to the property. Outside water tap. Decking area at the end of the garden is well appointed for seating taking full advantage of the sun most of the day, bounded by a picket fence. Outside log store.

N.B


It is our understanding the private driveway is jointly owned and maintained by the three frontages together with the narrow garden plot to the side.

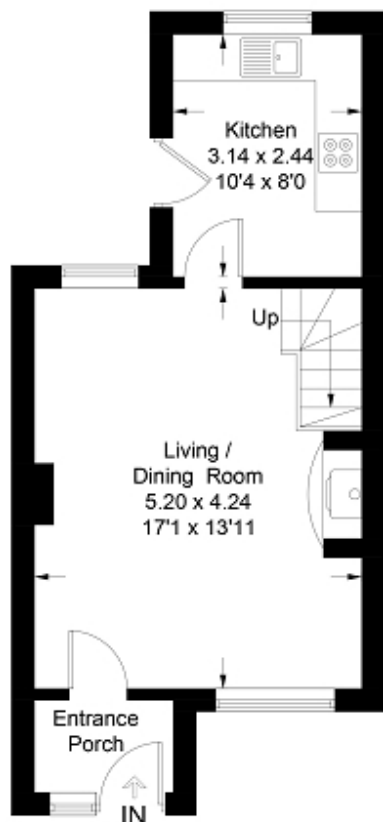


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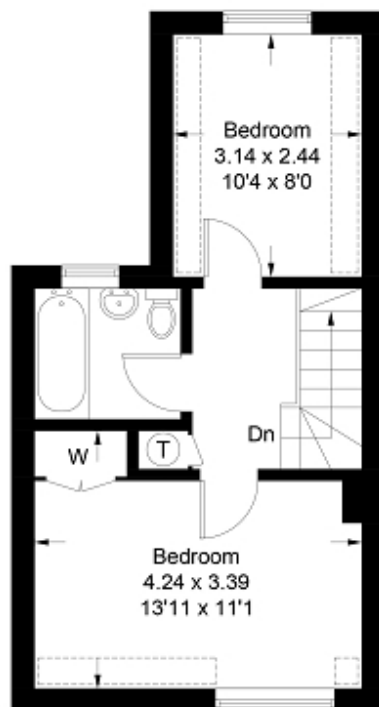
Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor




First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225726)

Directions

From our Moreton-in-Marsh office, turn right continuing north along the High Street and in to the Fosseway (A429) for approximately four miles. Just over the brow of the hill turn left signposted Stretton-on-Fosse, continuing straight on in to the village turning right, passing the church on the left-hand side and following the next bend round to the left. After approximately 200 yards, there is a private driveway on the left-hand side with the sign Fir Tree Cottage. Park immediately in front of the centre cottage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(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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