



HOLMANS
— ESTATE AGENTS —

Tryfan, 1 Grays Lane, Moreton-in-Marsh, Gloucestershire, GL56 0LP

Offers Over £350,000, Freehold

Property Description

Positioned in a residential cul-de-sac within ear shot of the chimes of St Davids Church bells and offering deceptively spacious accommodation, this semi-detached, two storey substantially extended four bedroom family home is recommended for inspection for those looking to develop a family home to their own requirements which can only be fully appreciated by internal inspection.

The property has been owned by the same family for many years and has been improved over time with the addition of Upvc double glazing, a large bedroom and dining extension to the rear, gas fired central heating and a light oak-style fitted kitchen with a built-in oven and hob and a separate utility room.

At first floor level there are three double and one single bedroom in addition to a family bathroom and separate shower room. There is a tandem double garage to one side, off-street parking for one vehicle and a fully enclosed south facing lawned garden.

Grays Lane is positioned on the junction with St Davids Court and Warneford Place only a few hundred yards from St Davids primary school, the church and on a level position within easy walking distance of the High Street with a wide range of shops, tea rooms, hostelrys, good quality supermarkets and the all important railway with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Hall

With easy staircase rising to first floor with curved wrought iron balustrade. Understairs storage cupboard. Double radiator. Oak laminate flooring.

Living Room

(18' 10" x 10' 04") or (5.74m x 3.15m)

Composite marble fireplace and hearth with living flame electric fire. Three wall-mounted light points. Double radiator. Access to kitchen, glazed double doors leading to rear dining room.

Dining Room

(16' 04" x 9' 11") or (4.98m x 3.02m)

Ceramic tiled floor. Two double radiators. Upvc double glazed French doors forming a picture window over the southerly-facing rear garden. Back to back window to kitchen. Wall-mounted gas convector heater.

Kitchen

(11' 11" x 10' 0") or (3.63m x 3.05m)

Oak laminate flooring. Kitchen fitted on four sides with wood trimmed laminate work tops, inset stainless steel sink unit with single drainer and mixer tap. Split-level Hotpoint electric double oven, four ring electric hob with cooker hood above. Ten light oak fronted base cupboards, twelve matching wall mounted cupboards. Peninsular breakfast bar. Fully tiled walls. Double radiator.

Rear Utility Room

Double radiator. Stable-style back door, wall-mounted cupboard. Access to garage.

Garage

(29' 02" x 10' 0") or (8.89m x 3.05m)

Tandem garage with up-and-over door. Wall-mounted Ideal Classic gas fired central heating boiler. Corrugated roof with sky light. Stainless steel sink unit with single drainer and four cupboards below. Separate water tap. Power and light installed. Access to rear store room which in turn has access to the garden.

First Floor

First Floor Landing Area

Gable window, access to loft space. Two single radiators. Walk-in wardrobe with light.

Bathroom / WC

With three piece coloured suite, handled panel bath, wash hand basin set in to double cupboard, low flush w.c. Fully tiled walls. Single radiator. Mirrored vanity cupboard. Strip light and shaver point. Wall-mounted electric bar fire. Shaving mirror with arched alcove above.

Front Bedroom 4

(6' 11" x 6' 01") or (2.11m x 1.85m)

Built-in overstairs airing cupboard with slatted shelves and foam lagged cylinder and immersion heater. Double radiator. Partial open outlook.

Front Bedroom 1

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

Fitted dressing area to the front with nine drawers and one cupboard, full-height fitted wardrobes to one side with four doors, two of which are mirrored. Fitted bed head. Single radiator.

Shower Room / WC

Three piece coloured suite, low flush w.c., wash hand basin set in to triple cupboard. Shower cubicle with integrated shower and sliding door. Heated towel rail and radiator. Two fully tiled walls. Shaving mirror and strip light above.

Rear Bedroom 3

(9' 11" x 9' 03") or (3.02m x 2.82m)

Single radiator. Attractive outlook over rear garden.

Rear Bedroom 2

(11' 06" x 9' 11") or (3.51m x 3.02m)

Double radiator. Attractive outlook over rear garden.

Outside

Front Garden

(18' 00" x 0' 00") or (5.49m x 0.00m)

Flagged area with retaining random stone wall. Block paved driveway with off-street parking for one vehicle.

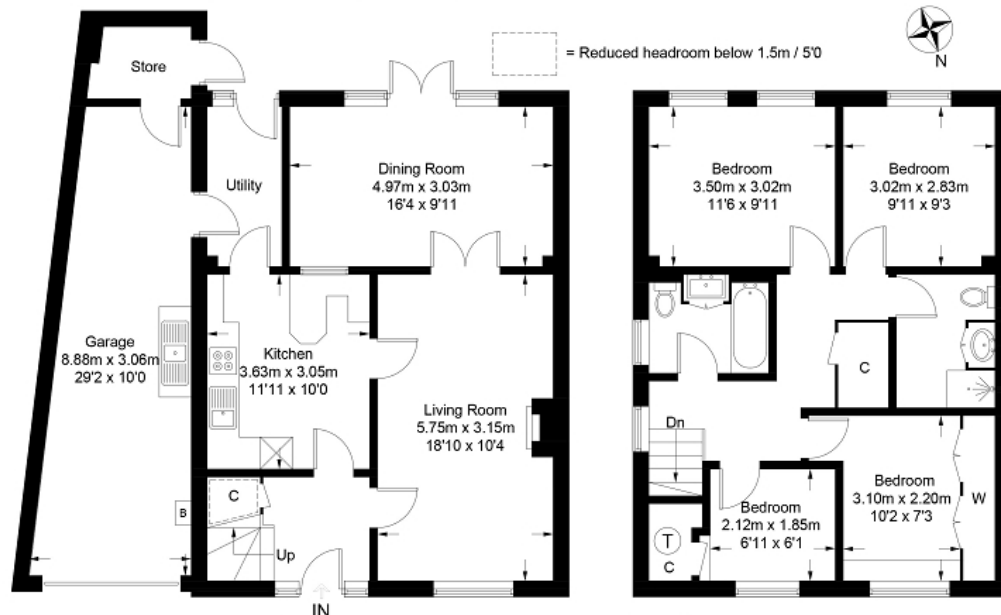
Rear Garden

(31' 11" x 21' 0") or (9.74m x 6.40m)

Lower level random flagged patio area with three steps ascending to elevated lawn. Inter-woven fencing surround to three sides. Southerly aspect taking full advantage of the sun for most of the day. Roller blind over French doors.



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Ground Floor (Including Garage)
86 sq m / 926 sq ft

First Floor
57.8 sq m / 622 sq ft

Approximate Gross Internal Area = 143.8 sq m / 1542 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1241417)

Directions

From our Moreton-in-Marsh office, turn left continuing across two mini-roundabouts and just after the Manor House Hotel, turn left in to Church Street. Continue past the church and at the following crossroads continue straight on and this property is located 50 yards along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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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