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— ESTATE AGENTS —

52 Summers Way, Moreton-in-Marsh, Gloucestershire, GL56 0GA

Guide Price £675,000, Freehold

Property Description

Positioned on an attractive treelined avenue within this select modern development to the east of Moreton-in-Marsh, this deceptively spacious, detached, three-storey, 5 bedroom executive family residence has been thoughtfully enhanced and recently beautifully decorated throughout.

Built by Cala Homes in 2014, the property has a high specification which includes a zoned central heating system between the ground and upper floors, a pressurised hot water system, stylish fitted kitchen with a good range of integrated appliances including two single ovens and an integrated water purifier, and the decadent master bedroom suite has not only an ensuite shower room but also a large fitted walk-in dressing room.

The top floor has two large double bedrooms, both with dormer windows enjoying superb aspect over the treescape and is perfect for those looking to use one room as an office or, indeed, as guest accommodation.

Externally the property has a landscaped well stocked rear garden with a central decking area perfect for al fresco dining, there is a single garage, a double driveway with an electric car charging point and therefore parking for three vehicles.

Positioned to overlook woodland to the front, the property is approximately 1 mile from one of the most famous High Streets in the North Cotswolds with a wide range of shops and amenities, two supermarkets, a hospital, two doctors surgeries and the all important railway station with links to Oxford and London Paddington.

Entrance Hall

(17' 09" x 6' 08") or (5.41m x 2.03m)

With medium oak style karndean flooring, easy staircase returning to first floor with built in under stairs storage cupboard, single radiator.

Ground Floor Cloakroom

With two piece suite in white, low flush WC and recently renewed wash hand basin set into double cabinet with tiled splash back. Single radiator and karndean flooring.

Living Room

(11' 0" x 22' 02") or (3.35m x 6.76m)

With double doors opening onto easterly facing rear garden, two single radiators, two ceiling light points and matching karndean flooring to the hallway. Outlook over treescape to the front.

Breakfast Kitchen

(12' 01" x 22' 02") or (3.68m x 6.76m)

With ceramic tiled floor, kitchen fitted on two sides with laminate mahogany style worktops with stainless steel 1 1/2 stainless steel sink unit with built in water softener, integrated dishwasher, split level fridge with freezer below and double SMEG range oven with twin ovens and five ring gas hob. Vitralite splashback and externally adducted cooker hood above, five wall mounted cupboards and five separate base units. Attractively tiled surround to work surfaces with concealed pelmet lighting. Inset spotlights to the ceiling and snug area also with single radiator and outlook over treescape.

Separate Utility Room

(8' 04" x 5' 09") or (2.54m x 1.75m)

Ceramic tiled floor, inset stainless steel sink unit with single drainer, matching worktop to kitchen, single base cupboard and space and plumbing for automatic washer. Single radiator with wall mounted Potterton gas fired central heating boiler. Outlook over well screened rear garden.

First Floor Landing

With staircase returning to second floor.

Master Bedroom

(11' 02" x 12' 01") or (3.40m x 3.68m)

With single radiator and access to ensuite dressing room.

En Suite Dressing Room

(9' 08" x 8' 01") or (2.95m x 2.46m)

With single radiator, fully fitted to one wall and incorporating three separate hanging areas, five drawers and open display areas.

Ensuite Shower Room/W.C.

With three piece suite, wall mounted wash hand basin, close coupled low flush wc and fully tiled shower cubicle with sliding glazed doors, rain shower head and handheld shower spray,built in extractor, heated towel rail and radiator.

Bathroom

With four piece suite in white with enamelled steel bath and handheld shower attachment. Wall mounted wash hand basin, close coupled low flush w/c and fully tiled shower cubicle with rain shower head and handheld shower spray with sliding glazed doors. Single radiator, shaver point and extractor, ceramic tiled floor.

Bedroom 2

(12' 03" x 12' 09") or (3.73m x 3.89m)

With single radiator and built in double wardrobe.

Bedroom 3

(12' 02" x 9' 0") or (3.71m x 2.74m)

With single radiator and outlook over treescape.

Second Floor Landing

With access to small loft space.

Shower Room/W.C.

With three piece suite, close coupled low flush w/c, wall mounted wash hand basin, single shower cubicle with rain shower head and handheld shower spray, ceramic tiled floor and double glazed Velux swing window.

Walk in Airing Cupboard

With pressurised hot water system and ample storage.

Bedroom 4

(11' 02" x 15' 07") or (3.40m x 4.75m)

Through room with single radiator, Velux window and dormer windows to front with outlook over treescape.

Bedroom 5

(09' 03" x 15' 07") or (2.82m x 4.75m)

Through room with Velux window to the rear and dormer window the the front, single radiator and outlook over treescape.

Outside - Rear Garden

(28' 0" x 35' 0") or (8.53m x 10.67m)

With flagged patio immediately adjacent to the property, outside light, outside power point, decking area surrounded with various planting areas perfect for alfresco dining, garden mainly laid to lawn with timber fencing surround, well structured flower borders, maturing trees, gated access leading to double driveway with off street parking for two vehicles in a tarmacked area, the access to which is over a communal turning area with access through passageway from Summers Way.

Garage

(19' 05" x 9' 03") or (5.92m x 2.82m)

With metal up and over door, power and light installed and boarded loft area. Electric car charging point.

Front Garden

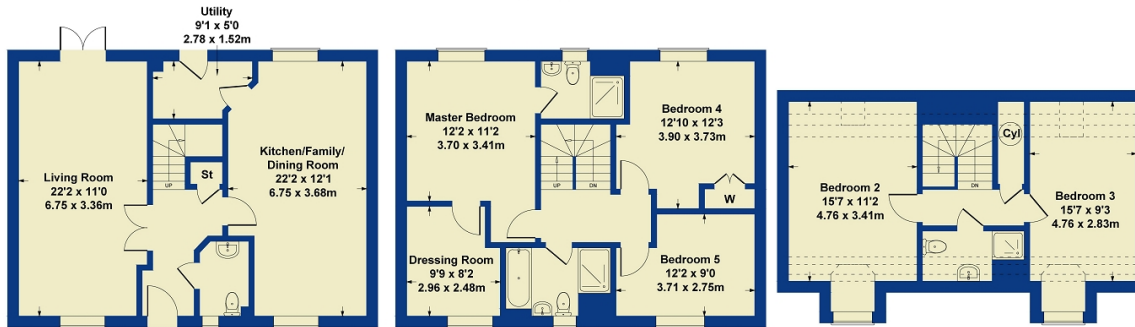
Enclosed with iron railings and a small garden plot.

N.B

Whilst the property is freehold there is a service charge for all communal parts within Moreton Park payable to the management company Remus, of £250.00 per annum. This includes garden works to the woodland area to the front of the property.



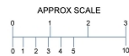
52 Summers Way, Moreton-in-Marsh, GL56 0GA
Approximate Gross Internal Area
1845 sq ft - 171 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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

From our Moreton-in-Marsh office, turn left and at the first mini roundabout turn left along the A44 towards Chipping Norton continuing over the railway bridge. After approximately half a mile turn left opposite the recreational ground into Moreton Park. Follow the road round to the left into Summers Way, then to the right and this property is positioned on the right hand side after approximately 400 yards.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	80	
(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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