



Rosewood

1 Church Farm Lane | Aston Magna | Gloucestershire | GL56 9RG

HOLMANS
ESTATE AGENTS

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Moreton-in-Marsh - 3 miles

Stratford-Upon-Avon - 15 miles

Chipping Campden - 4 miles

Cheltenham - 27 miles

A spacious 3/4 bedroom detached house with integral double garage and separate stone barn set within a 0.2 acre garden.

Sitting Room | Conservatory | Dining Room/Study |
Kitchen/Breakfast Room | Three/Four Bedrooms |
Ensuite Shower Room | Detached Barn | Double
Garage |

EPC rating F

Guide Price: £795,000



Situated in a quiet country cul-de-sac location adjacent to the conservation area in this attractive village just over 3 miles from Moreton-in-Marsh and offering deceptively spacious accommodation, this detached, two-storey, three/four bedroom executive retreat was built in 1987 on a spacious 0.2 acre plot and is strongly recommended for internal inspection.

This elegant property with a wealth of character offers reconstituted stone mullion leaded paned windows, a rustic brick inglenook fireplace in the sitting room, a beautiful well-screened garden to the rear containing a detached stone barn perfect for those looking to work from home or particularly, as a fabulous space for entertaining.

The property itself has a sitting room with homely woodburning stove leading in to a conservatory to the rear. There is a separate dining room, currently used as a snug/office and a well-fitted kitchen/breakfast room, a separate utility room both with Shaker-style units.

At first floor level there is a large master bedroom with three double wardrobes and an ensuite shower room, a spacious family bathroom and two further bedrooms, one which offers an inter-connecting large, light and airy bedroom over the double garage with an apex ceiling.

The property is warmed with night storage heating and electric ceiling heaters with individual thermostats for each room. There is off-street parking for three vehicles with a boxed hedge garden and driveway.

The property is offered with no onward chain.

Church Farm Lane is located in the centre of Aston Magna within easy driving distance of one of the most famous tree-lined High Streets in the North Cotswolds with a range of shops, hostelryes, two doctors surgeries, a community hospital, several supermarkets and its own railway station with direct links to Oxford and London Paddington.



General
Council tax band G

Directions
From our Moreton-in-Marsh office, turn right and at the end of the High Street just before the railway bridge, turn left signposted for Aston Magna. After approximately one mile follow the road round to the right and after a further mile, at the T-junction, turn right continuing over the railway bridge taking the first turning on the right and then first right again in to Church Farm Lane. This is then the third property on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	26	
(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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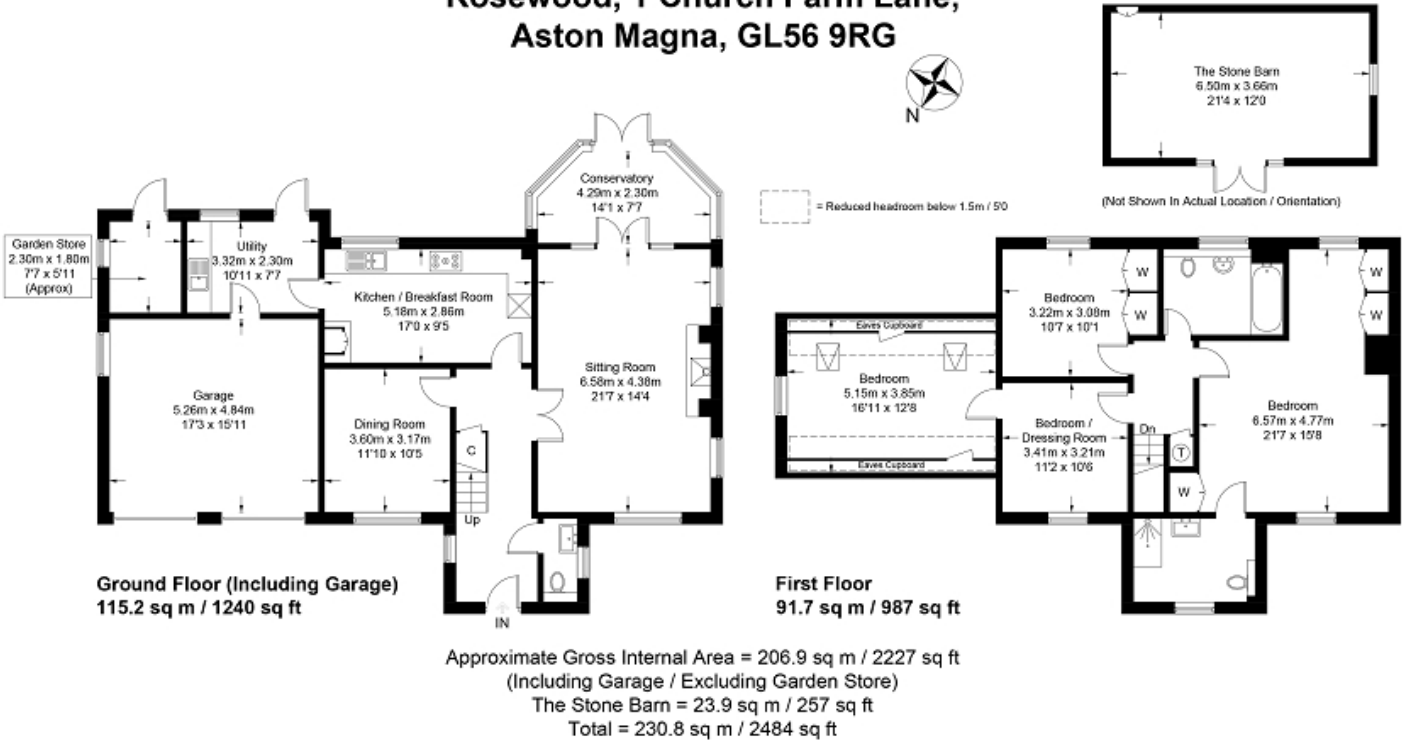


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1247087)

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