



## Rosewood,

1 Church Farm Lane | Moreton-in-Marsh | Gloucestershire | GL56 9RG

**HOLMANS**  
ESTATE AGENTS

# Rosewood,

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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 | Kitchen/Breakfast Room | Three/Four Bedrooms | Ensuite Shower Room | Detached Barn | Double Garage |

EPC rating F26

Asking Price £800,000



Situated in a quiet close, next to the conservation area in this attractive village just over 3 miles from Moreton-in-Marsh and offering spacious accommodation, this detached, two-storey, three/four bedroom house was built in 1987 on a spacious 0.2 acre plot. The electric heating system has been upgraded with a new consumer unit, wi-fi controllable Dimplex Quantum HHR storage heaters, and ceiling heating with wi-fi controllable ESWA thermostats. The house has also been redecorated.

This spacious property has reconstituted stone mullion leaded paned windows, a rustic brick fireplace in the sitting room, an attractive south-facing garden to the rear with a detached stone barn perfect for those looking to work from home or as a fabulous space for entertaining.

The house has a sitting room with a woodburning stove and a conservatory to the rear. There is a separate dining room, and a well-fitted kitchen/breakfast room and a separate utility room, both with Shaker-style units. On the first floor 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 connects to a large bedroom over the double garage. There is off-street parking for three vehicles with a box hedged 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, hostleries, 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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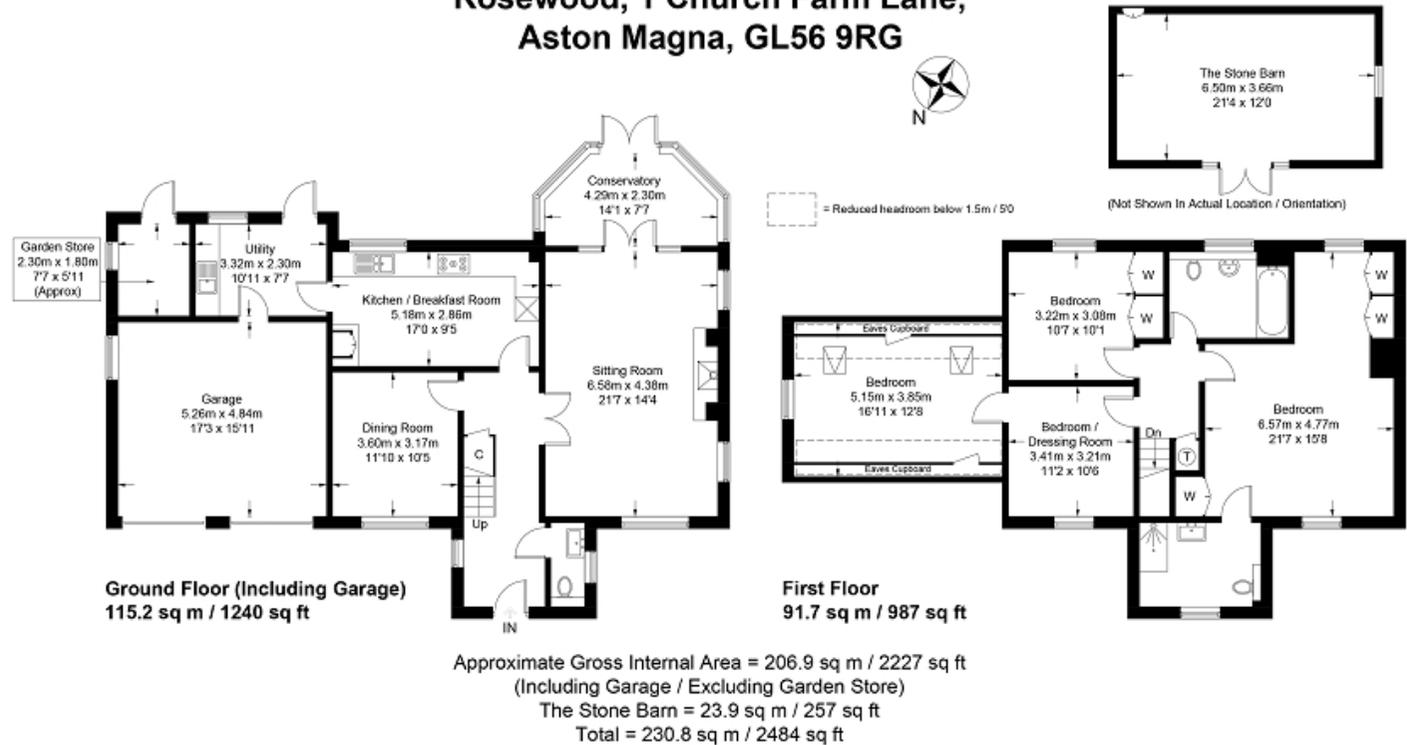


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1247087)



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