



HOLMANS
— ESTATE AGENTS —

6 The Beeches, Todenham Road, Moreton-in-Marsh, Gloucestershire, GL56 9NJ

Guide Price £350,000, Freehold

Property Description

Positioned to enjoy an attractive open outlook over countryside to the front and only 400 yards from the High Street in this popular North Cotswold market town, this inner-terrace two storey, two double bedroom contemporary Cotswold cottage was built in 2009 to a high standard and internal inspection is strongly advised.

The contemporary nature of the property is accentuated by ceramic tile floors to the hall, kitchen and bathroom, some five amp lamp points, gas fired central heating and sealed unit double glazing. The property is further complimented by all internal engineered oak doors and cornice moulded ceilings.

The attractive fitted kitchen has a good complement of units and built-in appliances, there is an attractive stone fireplace in the living room and at first floor level both double bedrooms have built in wardrobes and there is a central four piece bathroom suite including a separate shower cubicle.

Externally the property has a compact but enclosed South facing rear garden and its own carport that provides off street parking for one vehicle.

Certain to be of appeal to singletons or couples looking for a home in close proximity to Moreton in Marsh railway station. This property is conveniently located for walks in the country and access to the town centre with its wide range of local shops, hosteleries, hotels and of course the railway station with links to London Paddington and Oxford.

Entrance Hall

(14' 7" x 5' 4") or ()

Ceramic tile floor. Panelled front door with glazed insets. Single radiator rising to first floor with battened balustrade. Built in understairs cupboard. Three internal timber panelled doors. Inset spotlights to the ceiling and electric smoke alarm. Telephone point.

Kitchen

(9' 02" x 10' 02") or (2.79m x 3.10m)

Ceramic tile floor. Granite style laminate work tops fitted to two sides with inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. Integrated dishwasher, Smeg washer dryer, split-level gas hob with stainless steel splashback and matching externally ducted cookerhood above, matching built in electric circatherm oven below. Split level fridge with freezer below. Five unit drawer section, three separate base cupboards and three matching wall mounted cupboards one housing Worcester combination boiler for gas fired central heating and instantaneous hot water. Concealed pelmet lighting illuminating two sections of the work surface. Stainless steel pan rack. Inset spotlights to the ceiling. Single radiator. TV aerial point.

Ground Floor Cloakroom

Two piece suite in white with close coupled wc with tiled back and wall mounted wash hand basin also with matching tiled back. Ceramic tile floor. Inset spotlights to the ceiling. Built in extractor. Wall mounted consumer unit. Single radiator.

Rear Living Room

(15' 02" x 13' 03") or (4.62m x 4.04m)

Double French doors leading onto Southerly facing rear garden. Stone fireplace. Two ceiling light points and two five amp lamp points. Two single radiators. TV aerial point.

First Floor Landing Area

Four matching engineered oak doors. Single radiator. Access to loft space. Inset spotlights to the ceiling and electric smoke alarm. Built in airing cupboard with shelves.

Front Bedroom 1

(13' 0" x 10' 7") or ()

Built in double wardrobe. Single radiator. Particularly attractive outlook over open countryside. TV aerial point and telephone point.

Rear Bedroom 2

(12' 4" x 9' 0") or ()

Double built in wardrobe. Single radiator. Telephone point.

Bathroom

Four piece suite in white with shower cubicle with folding glazed doors and tiled interior, low flush wc, wall mounted wash hand basin and panelled bath with central mixer tap. Built in extractor. Ceramic tile floor and half tiled walls. Ladder style chrome heated towel rail and radiator. Shaver point. Inset spotlights to the ceiling.

Front Garden

(28' 0" x 20' 0") or ()

Lawned area with pathway to one side with maturing shrub borders and a boundary beech hedge (from which this row of properties takes their name). Gated access leading on to Todenham Road.

Rear Garden

(30' 0" x 17' 0") or ()

Flagged patio immediately adjacent to the property. Outside light. Outside water tap. Central pathway dividing two sections of lawn. Timber cabin approximately 6ft x 8ft with windows on two sides. Gated access to rear courtyard where there is a central tarmaced turning area and a row of four carports with this property owning the second to the left carport.

Carport

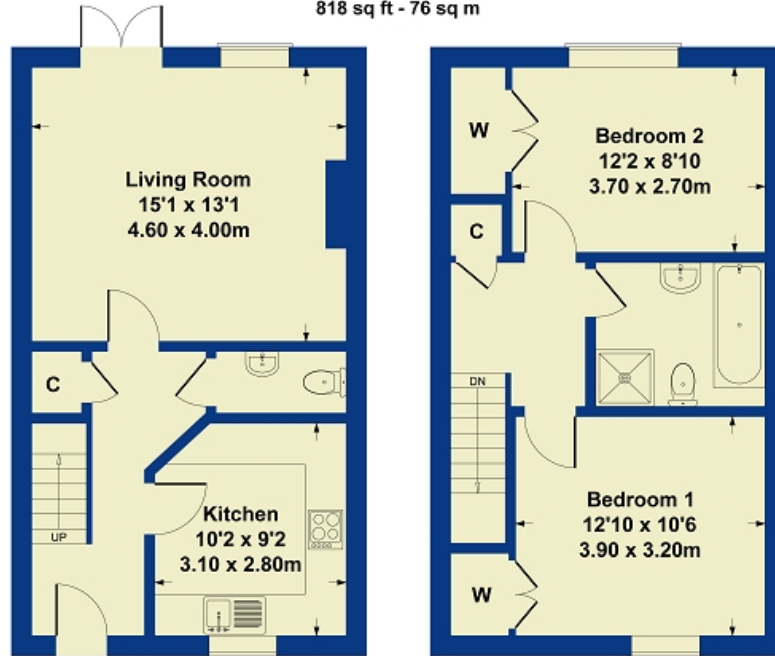
(17' 3" x 8' 6") or ()

Trussed rafter constructed roof. The courtyard and side driveway leading to Todenham Road together with the small side garden area is the responsibility of the four frontages with no annual charge.



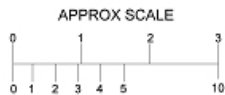
6 The Beeches, Tottenham Road, Moreton-In-Marsh GL56 9NJ

Approximate Gross Internal Area
818 sq ft - 76 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

HOLMANS
ESTATE AGENTS

Directions

From our Moreton in Marsh office turn right and at the end of the High Street continue over the railway bridge and take the first turning on the right hand side into Todenham Road continuing past the turning into Blenheim Way and this is then the third in a row of four terrace cottages on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	78	
(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.

rightmove onTheMarket.com

THE
GUILD
PROPERTY
PROFESSIONALS

MISDESCRIPTIIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLMANS
ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX
Tel: 01608 652345

Email: sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

121 Park Lane, Mayfair, London W1K 7AG
Tel: 02074 098391