



**HOLMANS**  
ESTATE AGENTS

5 Devonshire Terrace, Hospital Road, Moreton-in-Marsh, Gloucestershire, GL56 0BL

Guide Price £625,000, Freehold

### Property Description

Positioned at the end of this very distinctive row of late Victorian red brick town houses and offering particularly spacious family accommodation, this end terrace, three storey, four double bedroom house has been lovingly and thoughtfully restored to its former glory by the present owners to whom the property pays the highest compliment.

Substantially extended with a two storey bedroom and kitchen extension in the early 1990s the property combines the innate character and charm of a period home with the more contemporary refinements of modern day living and should be viewed internally to be fully appreciated.

On the ground floor of the property the original Victorian quarry tiles have been retained and carefully matched with Ruabon quarry tiles to the dining and kitchen. The cosy living room to the front of the house has a homely woodburning stove set in a Cotswold stone fireplace with a pair of tri-fold doors invitingly opening to the central dining room which flows beautifully in to the substantial extended kitchen all with a range of bespoke units and a utility room beyond.

At first floor level there are two double bedrooms with the rear bedroom being 184" long and a very attractive antique style family bathroom with a freestanding roll top bath. On the second floor there are two further bedrooms with the main front bedroom having its own ensuite shower room and particularly attractive views towards Batsford Arboretum in a westerly direction.

More contemporary refinements of the property include 15 renewed double glazed sash windows and a modern gas fired central heating system fired from a combination boiler.

Externally, the property has a lawned and patio garden ideal for alfresco dining and is enclosed for privacy and for pets.

Devonshire Terrace is positioned midway along Hospital Road which is a cul-de-sac and runs parallel to one of the most famous tree-lined High Streets in the North Cotswolds. The property is on a flat location and is therefore only a few hundred yards from a wide range of shops, amenities, restaurants and hosteleries. The town has its own primary school and is within the catchment area of Chipping Campden secondary school, there are two doctors surgeries, two large supermarkets and the town has its own railway station with links to Oxford and London Paddington.

### Accommodation Comprises

#### Entrance Hall

(18' 1" x 3' 4") or (5.52m x 1.01m)

Original quarry tiled floor, highlighted picture rail, high level consumer unit. Cornice moulded ceiling. Two antique internal doors.

#### Front Living Room

(13' 5" x 11' 7") or (4.08m x 3.52m)

Stripped pine floor, part sash small paned frosted window to the front with westerly aspect. Double tri-fold doors to the rear leading to dining room. Cotswold stone fireplace with cast iron woodburning stove.

#### Dining Room

(10' 6" x 8' 0") or (3.21m x 2.44m)

With almost full height cabinet to one side of chimney breast with cupboards below and glass paned book shelf above. Adams-style fire surround with tiled interior and log burner style electric fire. Double radiator. Ruabon quarry tiled floor to match hallway.

#### Breakfast Kitchen

(18' 1" x 9' 7") or (5.52m x 2.93m)

Matching tiled floor to the dining room. Bespoke fitted units to three sides with solid oak worktops. Ceramic butlers sink and chrome swan necked mixer tap above. Ten base cupboards, two-tier larder cupboard. Eight matching wall-mounted cupboards. Double radiator. Windows on two sides with three sash northerly aspected windows and one easterly aspected window to the rear. Eight inset spotlights to the ceiling. Two steps down to lobby area between the hallway and kitchen with built-in understairs storage cupboard. Space and plumbing for dishwasher. Space for large Range cooker with externally double width canopied cooker head above.

#### Rear Utility Room

wall-mounted combination boiler for instantaneous hot water and gas fired central heating. Space and plumbing for automatic washer. Space for fridge freezer. One lower level cupboard. Matching tiled floor to kitchen.

#### First Floor Landing Area

Batoned balustrade, easy staircase returning to second floor. Single radiator. Two antique pine doors with matching stained door.

#### Front Bedroom 2

(14' 6" x 13' 5") or (4.41m x 4.09m)

Cornice moulded ceiling with highlighted picture rail and central ceiling rose. Strip pine floor. Double built-in wardrobe with two cupboards above. Double radiator. Attractive partially open outlook towards the Batsford Estate. Built-in arched book shelves to one side of chimney breast.

#### Central Bathroom/W.C.

Antique three piece suite in white with low flush w.c., Heritage pedestal wash hand basin. Cast iron roll top freestanding bath with hand-held shower attachment to one side. Panelled to dado height with two particularly attractive dressing mirrors to two walls. Single radiator. Four inset spotlights to the ceiling.

#### Rear Bedroom 3

(18' 4" x 9' 9") or (5.59m x 2.98m)

Double radiator. Partially vaulted ceiling. Twin windows with partially open outlook and frosted rear window.

#### Second Floor

Double radiator, access to loft space, two pine antique doors.

#### Front Bedroom 1

(13' 9" x 11' 10") or (4.19m x 3.60m)

Stripped pine floor, double radiator. Partially vaulted ceiling, exposed beam. Double built-in wardrobe with full height mirrored doors.

#### En Suite Shower Room/WC

Three piece suite in white. Low flush w.c., pedestal wash hand basin. Walk-in shower cubicle with folding glazed door, built-in light and extractor above. Triton T80 wall-mounted electric shower. Shaver point. Ladder-style chrome heated towel rail and radiator. Ceramic tiled floor.

#### Rear Bedroom 4

(11' 3" x 9' 2") or (3.42m x 2.80m)

Dormer window with elevated easterly aspect over garden. Double radiator. Exposed ceiling beam. High-level bookshelf storage.

#### Outside

#### Rear Garden

(56' 2" x 19' 5") or (17.12m x 5.92m)

Split in to two sections with patio immediately adjacent to the property, ideal for alfresco dining. Large wood store. Gated access leading to Hospital Road. Random Cotswold stone wall, partly diving the two areas with the furthest being mainly laid to lawn with high fencing on two sides. Large timber cabin, approximately 12 x 8 with power and light installed.





## Directions

From our Moreton-in-Marsh office, proceeding on foot, cross the main road and turn left and then first right in to Corders Lane. At the junction with Hospital Road turn right and the five cottages which comprise Devonshire Terrace are 100 yards along on the right hand side.



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1279078)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		72
<b>C</b>		
(55-68)	61	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(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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