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ESTATE AGENTS

6 Manor Farm Cottages, Stretton-on-Fosse, Gloucestershire, GL56 9SB

Guide Price £315,000, Freehold

Property Description

Nestling in a quiet country courtyard of contemporary Cotswold cottages built in the mid 1990s, away from mainstream traffic within the conservation area of this pretty North Cotswold village, this end terrace two storey two bedroom cottage offers excellent accommodation for those looking for a country retreat as a main or second home, those looking for an investment property or as a holiday cottage with the advantage of parking for at least two vehicles.

The property has been stylishly improved with an electric pump fired central heating system with conventional radiators, there are replica limed oak beams to both ground and first floor adding a distinct touch of character to the property, there is an attractive fitted kitchen, modern bathroom suite with a shower and excellent views can be enjoyed to both front and rear. The property has an enclosed south facing rear garden taking full advantage of the sun for most of the day.

Stretton on Fosse is positioned midway between the market towns of Shipston on Stour and Moreton in Marsh, where there are good quality local supermarkets, a wide range of shops and hostels and the all important rail link to Oxford and London Paddington. The village has its own public house; The Plough serving good quality local fare.

Accommodation Comprises

Hall

(12' 4" x 5' 9") or ()

Single radiator. Built in electric meter cupboard. Easy staircase rising to first floor with spindle balustrade. Two power points. Built in understairs storage cupboard.

Kitchen

(11' 10" x 6' 11") or (3.61m x 2.11m)

Butchers block style laminate work surfaces fitted to three sides incorporating small breakfast bar area. Tiled surround to work surfaces. Four base cupboards, five matching wall mounted cupboards and pull out cooker hood over slot in Belling double oven and grill. Space for fridge. Space and plumbing for automatic washer. Inset stainless steel sink unit with single drainer. Seven power points. Single radiator. Partially open aspect to the front.

Living Room

(14' 10" x 13' 02") or (4.52m x 4.01m)

With southerly aspect over rear garden and double French doors to one side. Stone fireplace and stone hearth with grate for real fire. Reproduction oak beams to the ceiling. TV aerial point. Six power points. Three wall mounted light points. Large double radiator.

Landing

Single power point. Access to loft space.

Bedroom 1

(13' 02" x 10' 10") or (4.01m x 3.30m)

Single radiator. Attractive southerly aspect over rear garden and tree scape beyond. Telephone point. Four power points.

Bedroom 2

(10' 02" x 9' 11") or (3.10m x 3.02m)

Particularly attractive outlook over front courtyard towards distant countryside. Single radiator. Built in overstairs shelved cupboard. Built in overstairs wardrobe. Airing cupboard with large foam lagged cylinder and immersion heater and electric Aztec slimline wall mounted central heating boiler to one side. Telephone point. Two power points.

Bathroom

Three piece suite in white with enamelled steel bath, Mira wall mounted electric shower with curtain and rail, low flush wc and pedestal wash hand basin. Ladder style radiator and heated towel. Dressing mirror. Built in extractor.

Outside

Rear Garden

(26' 0" x 20' 0") or ()

Southerly aspect with elevated lawned area. Lower gravelled patio. Larch lap fencing and rustic brick wall to the rear.

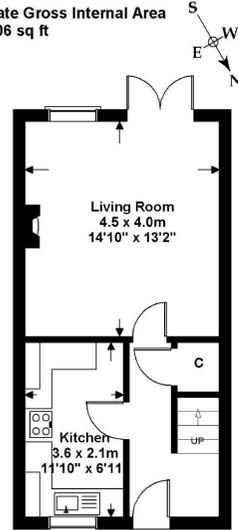
Front Garden

Gravelled parking. Hard standing area for at least two vehicles with garden immediately adjacent to property. The property to one side has service rights across the lower part of the driveway for refuse collection.

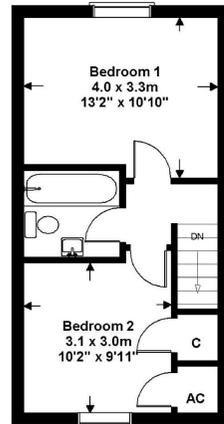


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Approximate Gross Internal Area
65 sq m/706 sq ft



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or hppo.uk.net

Directions

From our Moreton in Marsh office turn right and continue North along the Fosseway, the A429, for approximately 5 miles then turn left at the signpost for Stretton on Fosse taking the second road on the left, just before the church, and the entrance to Manor Farm Cottages is then 100 yards along on the left hand side. This is the right hand one of the six cottages.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	48	
(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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