



HOLMANS
ESTATE AGENTS

Hollyhock Cottage, 1 The Grove, Evenlode Road, Moreton-in-Marsh, Gloucestershire, GL56 0JL

Guide Price £299,950, Freehold

Property Description

A beautifully modernised and thoughtfully improved semi-detached (end one of three) contemporary style town house positioned just off the London Road in a quiet residential area and offering an excellent opportunity for young couples looking for a home for immediate occupation with no onward chain.

The property is warmed with gas fired central heating from a combination boiler and Upvc double glazed windows and doors. There is a contemporary style bathroom suite with a shower and a superb kitchen diner extension with a light and airy ambiance and two westerly facing doors leading directly on to an alfresco dining area and side garden.

The kitchen should be experienced first hand to be fully appreciated with timber style laminate flooring and matching work tops with a built-in oven and hob and dishwasher. At first floor level there are two double bedrooms, one having built-in wardrobes.

Beyond the rear garden there is a car port allocated to this property with off-street parking for one vehicle.

The Grove is a small enclave of contemporary town houses between the Evenlode Road and Croft Holm, positioned around 1/2 a mile from one of the most famous tree lined High Streets in the North Cotswolds where there is an array of coffee shops, tearooms, hostelrys, restaurants, two supermarkets and the all important railway station with direct links to Oxford and London Paddington.

Accommodation Comprises

Entrance Porch

Upvc door with frosted glazed inset.

Living Room

(15' 07" x 11' 11") or (4.75m x 3.63m)

Easy staircase returning to first floor, built-in understairs storage cupboard. Single radiator. Access to kitchen/diner.

Kitchen / Diner

(15' 04" x 11' 11") or (4.67m x 3.63m)

Timber laminate flooring. Double French doors leading on to westerly-facing rear garden and separate side window also with outlook over garden. Beech-style laminate work tops fitted to two sides with inset enamel sink unit with single drainer and swan necked mixer tap. Seven base cupboards, two tier larder cupboard. Integrated Hotpoint dishwasher and space and plumbing for automatic washer. Part-tiled surround to work surfaces. Split-level electric oven with cupboard above. Four ring stainless steel Hotpoint gas hob and externally ducted cooker hood above. Separate two-tier cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating. Eight inset spotlights to the ceiling. Double radiator.

First Floor Landing Area

Single radiator.

Rear Bedroom 1

(11' 11" x 8' 04") or (3.63m x 2.54m)

Single radiator. Double full height wardrobe with sliding mirrored doors.

Central Bathroom/W.C.

Three piece suite in white, low flush w.c., panelled bath with Mira electric shower, glazed screen and fully tiled surround. Wash hand basin set on to double cupboard with dressing mirror above. Shaver point. Built-in extractor. Single radiator and chrome towel rail.

Front Bedroom 2

(11' 11" Max x 7' 0") or (3.63m Max x 2.13m)

Single radiator. Access to loft space.

Outside

Front Garden

(15' 0" x 20' 0") or (4.57m x 6.10m)

Astro turf centre with shrubs and rose bushes surround, side garden plot. Path leading to Evenlode Road and pathway leading to side garden.

Rear Garden

Timber cabin, bin store (13.85m x 2.68m). L-shaped astro turf all with fenced surround. Outside water tap. Rear patio (4.75m x 3.77m) flagged base and taking full advantage of the afternoon and evening sun, an excellent area for alfresco dining. Gated access to courtyard.

Side Garden

Gated access from the front.

Courtyard

Laid to tarmac. There are three car ports on the right hand side and the first one belongs to this property.

Carport

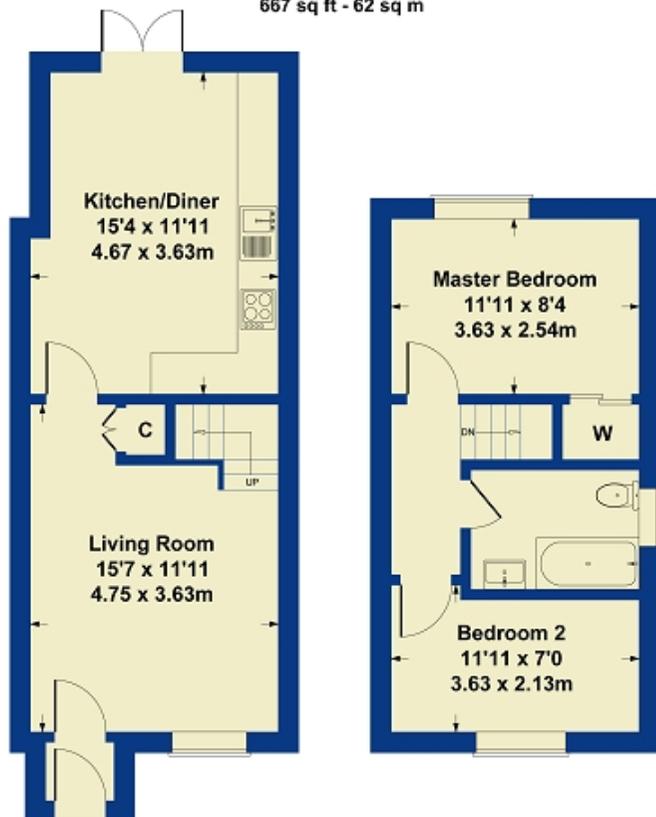
(18' 6" x 8' 2") or (5.63m x 2.50m)

Truss rafter construction for storage if required. Each of the properties within the courtyard have rights of access and is communally owned with further tarmac access directly leading on to Cotsmore Close.



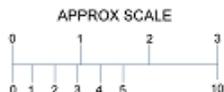
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Approximate Gross Internal Area
667 sq ft - 62 sq m



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.

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Directions

From our Moreton-in-Marsh office, turn left and at the first mini roundabout turn left along the A44 towards Chipping Norton, continuing over the railway bridge and after approximately 1/4 of a mile, turn right in to Evenlode Road. This property is then positioned approximately 50 yards along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(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.



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