



HOLMANS
ESTATE AGENTS

5 Millbrook Ley, Broadwell, Moreton-in-Marsh, Gloucestershire, GL56 0TR

Guide Price £700,000, Freehold

Property Description

Nestling in the corner of a quiet country cul-de-sac location close to the centre of this beautiful village on the outskirts of Stow-on-the-Wold, this detached two-storey, three bedroom retreat is positioned on a 0.16 acre plot with well screened wrap around gardens on two sides to the rear and must be seen first hand to be fully appreciated.

The property has been in the same ownership for the last 25 years and has been meticulously maintained throughout this period. Features of the property include a large conservatory dining room to the rear, a well fitted breakfast kitchen, a separate utility room and a double garage which has been divided in to two creating a hobby room or office.

At first floor level all three bedrooms enjoy the very attractive views over the garden with the master bedroom having the benefit of an ensuite bathroom and dressing area. The property is warmed with calor gas fired central heating and sealed unit double glazing.

Externally, the lawned gardens to the side and rear are screened in a cloak of mature foliage with a patio area adjacent to the property perfect for alfresco dining. There is off-street parking for two vehicles to the front.

Millbrook Ley is located close to the centre of the village serviced by The Fox gastro pub overlooking the village green on which the locals play cricket in the summer months. The village is positioned around 1 mile north of the market town of Stow-on-the-Wold with an excellent Tesco supermarket and a renowned local square which is a tourist attraction. The market town of Moreton-in-Marsh is around four miles to the north with its own railway station with direct links to Oxford and London Paddington.

Accommodation Comprises

Entrance Hall

Single radiator. Full height window with westerly aspect. Easy staircase returning to first floor. Double radiator. Built-in understairs storage cupboard.

Ground Floor Cloakroom

Two piece coloured suite. Low flush w.c. and wall-mounted wash hand basin. Single radiator. Frosted window.

Utility Room

(8' 0" x 6' 08") or (2.44m x 2.03m)

Laminate work top. Space and plumbing for both automatic washer and tumble dryer. Ceramic butlers sink with tiled surround. Wall-mounted mirrored corner cupboard. Separate wall-mounted cupboard and GloWorm gas fired central heating boiler. Single radiator. Access to garage.

Sitting room

(16' 04" x 16' 03") or (4.98m x 4.95m)

Cotswold stone fireplace with stone hearth and timber mantle, currently for ornamental purchases. Burley flicker effect stove style electric fire. Double radiator. Access to rear conservatory.

Conservatory

(14' 07" x 8' 10") or (4.45m x 2.69m)

Glazed on three sides with mahogany-style Upvc double glazed windows and double doors on to garden. Double radiator. Two wall-mounted light points.

Kitchen

(13' 07" x 12' 07") or (4.14m x 3.84m)

Double radiator with cabinet surround. Central breakfast bar island with two integrated cupboards and laminate work tops fitted to two sides with inset asterite 1 1/2 sink unit with single drainer mixer tap. Eight limed oak fronted units. Eight matching wall-mounted cupboards, two with glazed cabinet display fronts. Hotpoint slot-in cooker with pull-out cooker hood above. Bosch slot-in dishwasher. Attractively tiled surround to work tops. Wall-mounted plate rack and display unit. Double doors opening on to rear garden. Side outlook over garden.

First Floor Mezzanine Landing

Access to loft storage and main landing area. Built-in airing cupboard with foam lagged cylinder and immersion heater.

Rear Bedroom 1

(12' 06" x 10' 02") or (3.81m x 3.10m)

Dressing area when entering room with double and one single full height built-in wardrobes. Single radiator. Excellent views to the rear over gardens.

En Suite Bathroom/WC

Three piece suite in white. Low flush w.c., pedestal wash hand basin. Enamel steel bath with shower attachment. Fully tiled wall. Corner mirrored cupboard and frosted window. Ladder-style chrome heated towel rail and radiator.

Middle Bedroom 3

(11' 04" x 6' 11") or (3.45m x 2.11m)

Single radiator. Outlook over gardens.

Rear Bedroom 2

(11' 04" x 10' 03") or (3.45m x 3.12m)

Single radiator. Windows on two sides, both with outlooks over garden. Built-in double wardrobe. Single radiator.

Family Shower Room

Three piece suite in white. Low flush w.c., pedestal wash hand basin. Corner delta shaped shower cubicle with integrated shower. Fully tiled walls. Ladder-style chrome heated towel rail and radiator. Velux window with sunny south westerly aspect.

Garage

(17' 05" x 8' 08") or (5.31m x 2.64m)

The garage has been divided in to two with a store room/hobbies room immediately adjacent to the property and then a glazed door leads to a formal garage with metal-up-and-over door and side courtesy door leading to garden.

Storeroom

(16' 08" x 8' 00") or (5.08m x 2.44m)

Outside

The property stands in a 0.16 acre plot with a wrap around garden to the side and rear on two sides with formal lawned areas. High screening of conifer hedgerow, tall fir tree and flagged patio immediately adjacent to the kitchen and conservatory perfect for alfresco dining and taking full advantage of the afternoon and evening sun.

Front Garden Area

Gravelled double driveway with off-street parking for two vehicles and pathway to one side. Block paved area immediately in front of the property with small side garden. The courtyard area is owned by Number 4 with an unofficial maintenance agreement with the other frontages of the property of Number 4 Millbrook Ley.

N.B

The twelve properties in Millbrook Ley are all serviced by a communal calor gas storage facility positioned to the rear of the development with each property being individually metered.



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Ground Floor (Including Garage)
97.8 sq m / 1053 sq ft

First Floor
55.1 sq m / 593 sq ft

Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft
(Including Garage / Eaves Cupboard)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1286028)

Directions

From our Moreton-in-Marsh office, turn left and continue south along the Fosseyway (A429) for approximately 3 1/2 miles turning left at the signpost towards Broadwell. When entering the village continue past the first road on the left hand side and Millbrook Ley is then the second turning on the left with this property then being in the far left hand corner.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 41 | 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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