



**HOLMANS**  
ESTATE AGENTS

# Eastnor House, High Street, Moreton-in-Marsh, Gloucestershire, GL56 0AD

Guide Price £495,000, Freehold

## Property Description

Prominently positioned at the end of Moreton-in-Marsh's premier tree-lined boulevard and offering particularly spacious and substantially extended accommodation, this end terraced, three-storey, three bedroom period townhouse has both a two-storey and single storey extension to the rear and can only be fully appreciated by internal inspection.

There are two atmospheric sitting rooms on the ground floor both with homely woodburning stoves in stone fireplaces and flagstone floors leading to the 22 foot substantially extended diner kitchen with terracotta tiled floor, granite work tops and a range of bespoke units. The kitchen is further supplemented by the substantial Aga stove and a ground floor cloakroom.

The property is warmed with gas fired central heating from a combination boiler and many small paned Crittall windows in renewed hardwood frames.

At first floor level the property has a completely enclosed decking area taking full advantage of the afternoon and evening sun and approached by a courtesy door via the third bedroom or from the cast iron spiral staircase from the small side courtyard.

Only to be further described in superlatives, the property would make an excellent main home or has been run as a particularly successful holiday cottage over many years.

The cottage could not be better placed for access to all the amenities in Moreton-in-Marsh with a good quality supermarket only a hundred yards away and all that Moreton has to offer on the High Street with a wealth of shops, hostelrys and restaurants and the all important railway station with direct links to Oxford and London Paddington.

## Sitting room

(16' 07" x 11' 02") or (5.05m x 3.40m)

Polished flagstone floor. Cotswold stone fireplace with cast iron woodburning stove set on stone hearth. Exposed beams to the ceiling. Exposed pointed stone walls. Easy staircase rising to first floor with understairs cupboard. Single radiator. Box bay window to the front with easterly aspect and built-in open shoe cupboards below. Square archway leading to sitting room.

## Family Room

(13' 11" x 10' 9") or (4.24m x 3.28m)

Flagstone floor. Cotswold stone fireplace with cast iron woodburning stove. Exposed pointed stone wall. Double radiator. Built-in alcove (formerly rear window).

## Rear Diner-Kitchen

(22' 0" x 10' 9" Min x 17' 10" Max) or (6.71m x 3.28m Min x 5.44m Max)

Terracotta tiled floor. Sealed unit double glazed windows leading on to side courtyard. Double radiator.

## Kitchen Area

Fitted on two sides with granite work tops. Four ring gas hob and externally ducted cooker hood above. Built-in Aga with double oven, tiled splashback. Inset ceramic butlers sink with chrome mixer tap above. Space and plumbing for dishwasher and automatic washer. Two double and one single wall cupboard. All oak fronted base units incorporating eight bespoke cupboards.

## Ground Floor Cloakroom

Two piece suite in white, low flush w.c., wall-mounted wash hand basin. Built-in extractor.

## First Floor Landing Area

Original elm floorboards. Easy staircase rising to second floor. Antique pine doors. Built-in boiler cupboard housing Glow Worm combination boiler for instantaneous hot water and gas fired central heating.

## Front Bedroom

(13' 8" x 11' 1") or (4.17m x 3.38m)

Hardwood double glazed Crittall windows. Built-in understairs storage cupboard. Elm floorboards and painted ceiling beams.

## Bathroom / WC

(10' 4" x 4' 8") or (3.15m x 1.43m)

Three piece suite in white. High flush w.c., pedestal wash hand basin and enamel steel bath with chrome mixer tap and wall-mounted Mira Sport electric shower. Stained glass sash window depicting Roman scene. Chrome ladder-style heated towel rail and radiator. Outlook over rear decking area. Dressing mirror. Ceramic tiled floor.

## Rear Bedroom 3

(10' 6" x 5' 10") or (3.20m x 1.78m)

French door with direct access to rear decking area, built-in storage cupboard.

## Second Floor Bedroom

(16' 6" x 11' 1") or (5.03m x 3.38m)

Exposed floorboards. Access to small loft space. Double radiator. Dormer window with elevated easterly aspect along the High Street.

## Outside

### Decking Area

(21' 7" x 16' 10") or (6.58m x 5.13m)

Cast iron spiral staircase leading to small side garden. Outside water tap.

### Side Garden

This property having a right of access across the three adjacent properties to the High Street.

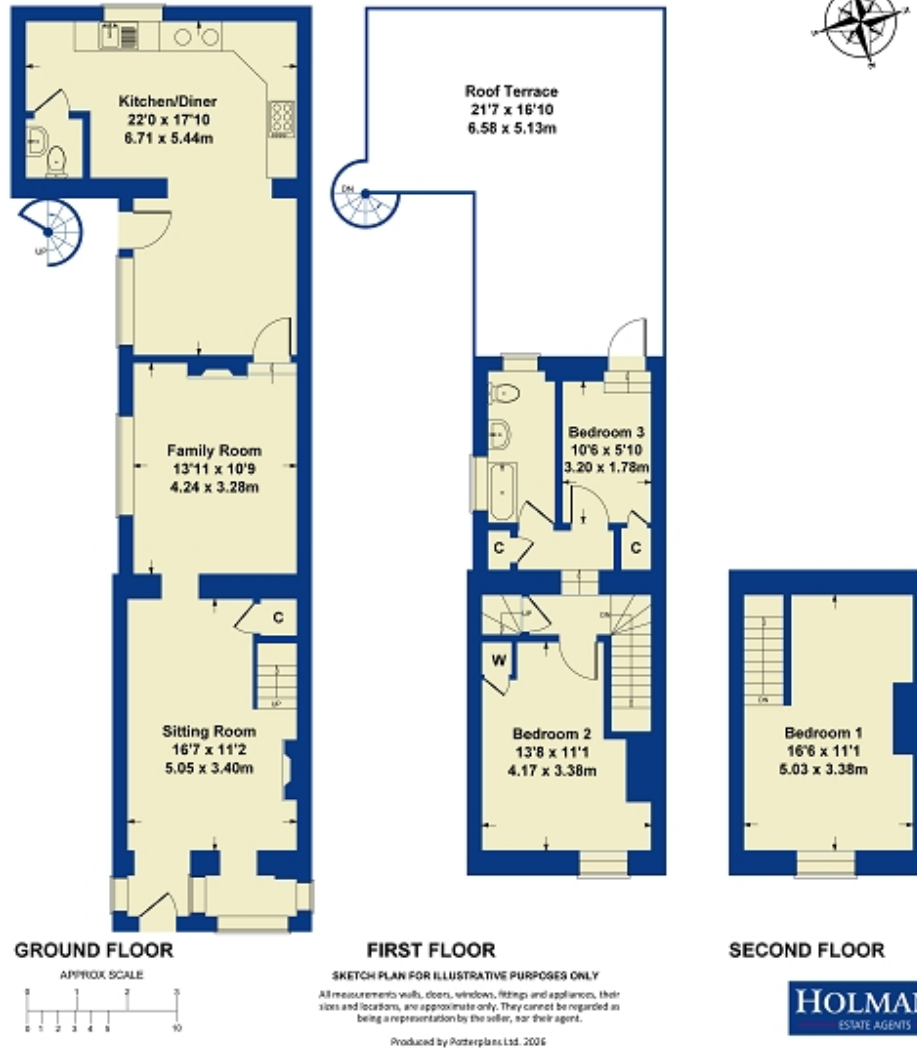
### Front Garden

Small enclosed area with steps rising to the High Street.



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Approximate Gross Internal Area  
1249 sq ft - 116 sq m



## Directions

From our Moreton-in-Marsh office, proceeding on foot, continue across the road, turning right and after a few hundred yards this property is the last of a row of four cottages on the left-hand side opposite the entrance to the Co-Op supermarket.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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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