



HOLMANS
ESTATE AGENTS

14 Fosseyway Drive, Moreton-in-Marsh, Gloucestershire, GL56 0DU

Guide Price £450,000, Freehold

Property Description

Positioned in a quiet residential backwater away from mainstream traffic standing on a 0.13 acre plot, this deceptively spacious detached, two-storey four bedroom family home was built in the early 1960's and now offers every opportunity for those looking to develop a property to their own requirements.

Features of the property include all Upvc double glazed windows, partial gas fired central heating from a modern boiler, there is a separate garage and off-street parking for at least three vehicles.

The main attraction of the property however, is the completely enclosed 85 foot rear garden large enough to take full advantage of the sun most of the day and is predominantly lawned and beautifully screened with mature beech and conifer hedges.

The adaptable accommodation allows for a single and a double bedroom on the ground floor with a separate wash room and two double bedrooms and a bathroom on the first floor.

Fosseyway Drive is located just off Fosseyway Avenue, both of which are cul-de-sacs, and very popular with families in the area with no through traffic. Both Fosseyway Avenue and Drive are located on a level position allowing ease of pedestrian access to Moreton High Street and access through allotments at the end of the Avenue to St Davids Church and primary school.

The town has its own community hospital, two doctors surgeries, two good quality supermarkets and the all important railway station with links to Oxford and London Paddington. The famous High Street has a wealth of tea rooms, hostelrys and restaurants and is midway between the market towns of Stow-on-the-Wold, Shipston-on-Stour, Chipping Norton and Broadway.

Accommodation Comprises

Side Entrance Hall

(13' 1" x 6' 3") or (4.0m x 1.90m)

Full height glazed door and matching side panel. Double radiator. Staircase returning to first floor. Glazed double doors leading to;

Living Room/Dining Area

Living Room Area

(21' 1" x 11' 9") or (6.42m x 3.57m)

Double radiator. Rustic flue fireplace currently with electric flame-effect fire. Partial open outlook along Fosseyway Drive.

Dining area

(11' 3" x 12' 11") or (3.43m x 3.93m)

Kitchen

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

Laminate work top with inset stainless steel unit with single drainer. Four base cupboards, one matching wall-mounted cupboard. Plumbing for automatic washer. Two tier double cupboard housing Worcester gas fired central heating boiler.

Rear Bedroom 3

(13' 01" x 11' 01") or (3.99m x 3.38m)

Single radiator. Superb easterly aspect over totally enclosed rear garden.

Rear Bedroom 4

(11' 01" x 7' 06") or (3.38m x 2.29m)

Outlook over rear garden.

Ground Floor Cloakroom

Two piece suite in white. Low flush w.c., wall-mounted wash hand basin. Part-tiled walls and mirrored vanity cupboard.

First Floor Landing Area

(14' 0" x 8' 8") or (4.26m x 2.63m)

Gallery-style landing with batoned balustrade. Walk-in airing cupboard with foam lagged cylinder and immersion heater. Access to small loft area. Three full-height built-in wardrobes.

Rear Bedroom 2

(13' 11" x 11' 01") or (4.24m x 3.38m)

Access to loft space. Superb outlook over rear garden.

Front Bedroom 1

(13' 11" x 13' 0") or (4.24m x 3.96m)

Family Bathroom/W.C.

(9' 10" x 6' 4") or (2.99m x 1.93m)

Three piece coloured suite. Low flush w.c., pedestal wash hand basin. Handled panel bath. Fully tiled walls and frosted dormer window. Double radiator and dressing mirror above.

Outside

Front Garden

(30' 00" x 50' 00") or (9.14m x 15.24m)

Open-plan area. Rose beds immediately adjacent to the property, lawned area. Block paved driveway to the side with off-street parking for around three vehicles leading to single garage.

Side Garden

Crazy flagged section with private screening and gate leading to front garden. Surround of mature beech hedgerow.

Rear Garden

(85' 0" x 45' 0") or (25.91m x 13.72m)

Screened on two sides with high conifer hedgerow. Positioned to take full advantage of the sun most of the day. Small timber summer house.

Garage

(17' 0" x 9' 01") or (5.18m x 2.77m)

Electronically operated remote controlled up-and-over door. Circuit breaker unit. Large rear window. Power and light installed. There is a covered side porch connecting the garage to the main property with a courtesy door leading to the rear garden.



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Ground Floor
76.1 sq m / 819 sq ft

First Floor
50.4 sq m / 542 sq ft

Approximate Gross Internal Area = 126.5 sq m / 1361 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 140.8 sq m / 1515 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1297116)

Directions

From our Moreton-in-Marsh office, turn left continuing south along the A429, the Fosseway, and after just over quarter of a mile turn left opposite the Esso filling station into Fosseway Avenue. Take the second turning on the left in to Fosseway Drive and this is then the first property on the right just after Fosseway Close.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(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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