



**HOLMANS**  
ESTATE AGENTS

# Bromfield Cottage, Oxford Street, Moreton-in-Marsh, Gloucestershire, GL56 0LA

Guide Price £675,000, Freehold

## Property Description

Prominently positioned, set back from one of the main approaches to this bustling North Cotswold market town, this Cotswold stone semi-detached three-storey, three double bedroom Grade II listed Regency townhouse forms part of the street scene with other charismatic properties only a hundred yards from the town's famous tree-lined High Street.

Combining the innate character and charm of a period home with the contemporary refinements of modern day living, the property has a cosy atmosphere that "wraps its arms around you." The property flows beautifully from the cosy living room with original Cotswold stone fireplace and a homely woodburning stove through the kitchen with parquet oak work tops in to the dining room with a window seat and south-facing aspect over the rear courtyard. The ground floor cloakroom has an original flagstone floor and the utility/boot room is part of a stone built extension.

At first floor level there is a light and airy ambience created by the two large south-facing windows, the two double bedrooms both have double built-in wardrobes and there is a traditional style modern bathroom.

The master suite on the second floor is the full width of the property with exposed beams and painted roof timbers, a dormer window to the front and two Velux windows to the rear. This room has an ensuite fully tiled shower room and a walk-in wardrobe.

The property is warmed with gas fired central heating from a combination boiler and secondary double glazing to most windows.

Externally, the property has a traditional ornamental trimmed lawn front garden and there is separate side gated access leading to a privately screened walled south-facing rear courtyard garden.

However, one of the most unique features of the property is that it has a separate stone built office, studio, therapy centre with three phase lighting and electricity which was probably converted from a laundry area several hundred years ago.

Only to be described further in superlatives, the property can only be fully appreciated by internal inspection and early viewing is recommended.

The cottage could hardly be more conveniently located for access to the town centre with shops and restaurants on Oxford Street leading to the High Street with a wealth of shops, tearooms, hosteleries, fashionable shops and the all important railway station with links to Oxford and London Paddington. The town has two supermarkets each end of the High Street, two doctors surgeries and a community hospital. St David's primary school is 500 yards away and the town is in the catchment area for Chipping Campden secondary school.

## Accommodation Comprises

### Entrance Porch

### Front Living Room

(13' 3" x 11' 10") or (4.05m x 3.60m)

Original Cotswold stone fireplace with Stovax cast iron multi-fuel woodburning stove set on stove hearth. Built-in shelves to each side of chimney breast. Single radiator. Small paned sash window to the front. Cornice moulded ceiling.

### Front Kitchen

(10' 3" x 7' 11") or (3.13m x 2.41m)

Stained solid oak parquet work tops fitted to three sides with inset stainless steel sink unit and swan necked mixer tap. Four ring renewed ceramic hob with built-in electric circatherm oven below, canopied cooker hood above. Tiled surround to work surfaces. Sash window with secondary double glazing with outlook along Oxford Street. Integrated Indesit dishwasher. Open vegetable racks. Four separate base units, space for large fridge freezer, low level electric skirting fan heater. Access to rear dining room;

### Rear Dining Room

(10' 7" x 10' 7" Max) or (3.23m x 3.22m Max)

Surround to original fireplace. Built-in two tier double cupboards to each side. Built-in window seat to the rear with southerly aspect over well-screened rear courtyard. Cornice moulded ceiling. Single radiator. Access to inner hallway;

### Inner Hallway

(8' 8" x 4' 4") or (2.63m x 1.31m)

### Ground Floor Cloakroom/Utility

Original flagstone floor. Two piece suite in white, low flush w.c., wall-mounted wash hand basin. Double radiator. Built-in understairs storage area, cloak rack and shelves. Outlook over courtyard.

### Rear Utility Room and Boot Room

(6' 5" x 6' 9") or (1.96m x 2.07m)

Tiled work top, wall-mounted Worcester combination boiler for instantaneous hot water and gas fired central heating. Upvc double glazed window. Single radiator. Low level base cupboard. Space and plumbing for automatic washer and space for tumble dryer. Glazed door with access to rear courtyard.

### First Floor Landing Area

(11' 5" x 6' 11") or (3.49m x 2.10m)

Twin windows with sash and leaded pane with outlook over courtyard in a southerly direction. Single radiator. Staircase returning to first floor.

### Front Bedroom 2

(12' 0" x 11' 5") or (3.66m x 3.48m)

Double radiator. Small paned sash window with outlook along Oxford Street. Double built-in wardrobe and built-in shelves to each side of original chimney breast.

### Front Bedroom 3

(12' 0" x 11' 5") or (3.66m x 3.48m)

Double radiator. Small paned sash window with outlook over gardens. Double built-in wardrobe.

### Family Bathroom/W.C.

Three piece in white, low flush w.c., contoured panelled bath with curved shower screen. Wall-mounted Bristan shower with shower spray. Fully tiled surround to bath. Pedestal wash hand basin, shaving mirror with illumination above and shaver point to one side. Ceramic tiled floor. Chrome heated towel rail and radiator. Outlook over courtyard. Built-in airing cupboard with slatted shelves.

### Second Floor

#### Master Bedroom

(19' 5" x 18' 3" Max) or (5.91m x 5.57m Max)

Apex ceiling with exposed purlins and roof timbers. Dormer window to the front and twin double glazed Velux windows to the rear with southerly aspect. Cupboard with access to eaves storage. Two double radiators. Gallery-style entrance. Latch and brace door leading to;

#### En Suite Shower Room / WC

Fully tiled walls. Three piece suite in white, wash hand basin set on to double cabinet. Close coupled low flush w.c., full width shower cubicle with contoured shower screen, Grohe shower and spray. Built-in shaver point. Inset spotlights to the ceiling. Velux window.

#### Walk-In Wardrobe

Hanging rail.

### Outside

#### Front Garden

(20' 0" x 30' 0") or (6.10m x 9.14m)

Twin well trimmed lawn areas with flower and shrub borders, bisected by a tarmac pathway leading to two block paved areas in front of the property. To the western side of the property there is a stone archway with six foot gate leading to side passageway, also with block paved pathway and to rear courtyard garden.

#### Rear Courtyard Garden

(30' 7" x 36' 3") or (9.33m x 11.05m)

Predominantly Indian sandstone base bordered with gravel and cobblestone area. Well stocked raised flower bed to the rear created by sleepers. Outside water tap, outside light, outdoor electric point. Large timber cabin, (5.16m wide x 1.45m deep).

#### Separate Office/Work Room

(11' 5" x 7' 10") or (3.47m x 2.39m)

Cotswold stone construction. Small paned window with westerly outlook over courtyard. Ornamental canopied fireplace with rustic brick interior and space for electric fire.

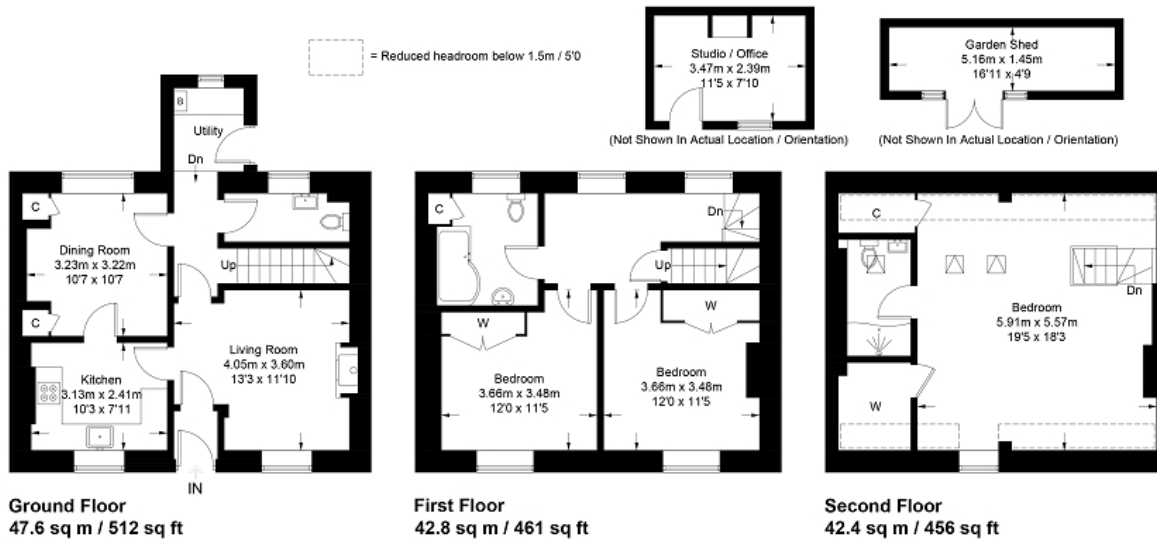


# Bromfield Cottage, Oxford Street, Moreton in Marsh, GL56 0NA



## Directions

Proceeding on foot from our Moreton-in-Marsh office, turn left and left again in to Oxford Street, at the end of which Bromfield Cottage is positioned directly opposite on the other side of Oxford Road.



Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft  
 Studio / Office / Garden Shed = 15.7 sq m / 169 sq ft  
 Total = 148.5 sq m / 1598 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1301178)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(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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