



HOLMANS
ESTATE AGENTS

20 Oriel Grove, Moreton-in-Marsh, Gloucestershire, GL56 0ED

Guide Price £625,000, Freehold

Property Description

Positioned in an exclusive tree-lined circular cul-de-sac location to the south of Moreton-in-Marsh and offering deceptively spacious and substantially extended accommodation, this detached two-storey four bedroom residence has to be seen internally to be fully appreciated and offers superb and adaptable family accommodation.

The property has many ingratiating features including a through-living room with a homely woodburning stove leading to a side dining room extension. The impressively large recently refitted kitchen is formed in three sections each with fashionable quartz work tops and include a Belling seven ring double oven stove. There is a separate utility room and study on the ground floor and, perfect for families and pets, the whole of the ground floor is covered with a range of flagstone and laminate flooring and ceramic tiles.

At first floor level there are four bedrooms, with two of the largest having their own ensuite shower rooms. There is also a contemporary family bathroom suite.

Warmed throughout with Upvc double glazed windows and doors and there is gas fired central heating from a combination boiler.

Externally, there is off-street parking for at least four vehicles in the block paved driveway with gates giving access to further parking and a detached garage building with electronically operated roller shutter doors. There is a small lawned garden, patio and a separate detached building ideal as a gymnasium, office or studio.

The area is populated with long stay local families, partly due to the peace and tranquility of the location with no through traffic. There is also ease of pedestrian access to the town centre at the end of Fossey Avenue past the allotments into the old town and High Street.

Moreton-in-Marsh has one of the most famous tree-lined High Streets in the North Cotswolds with a wealth of shops, hostels and restaurants, two good quality supermarkets, two doctors surgeries, a community hospital, primary school and the town is within the catchment of Chipping Campden secondary school. For commuters, the town has its own railway station with links to Oxford and London Paddington.

Accommodation Comprises

Entrance Hall

(6' 0" x 6' 0") or (1.83m x 1.82m)

Italian flagstone floor. Easy staircase rising to first floor with batoned balustrade. Double radiator. Understairs storage cupboard.

Study

(7' 11" x 6' 8") or (2.42m x 2.04m)

Karndean oak-style laminate flooring. Double radiator.

Through Living Room

(23' 4" x 12' 1") or (7.11m x 3.69m)

Wood-style bamboo flooring. Cast iron woodburning stove set in to Cotswold fireplace. Two vertical column radiators. Back-to-back door to kitchen.

Side Dining Room

(15' 4" x 7' 7") or (4.67m x 2.31m)

Beech-style laminate flooring. Double patio doors leading on to garden with westerly aspect taking in the afternoon sun, leading on to side patio. Electric panel radiator. Six inset spotlights to the ceiling. View over rear garden.

Breakfast/ Kitchen

(27' 0" x 19' 2") or (8.24m x 5.85m)

Ceramic tiled floor. Patio door leading on to northerly aspect garden. Two radiators with built-in cabinet surround. Separate single radiator. Three quartz topped work surfaces with inset asterite sink unit and single drainer and mixer tap. Space and plumbing for dishwasher. Two-tier pan drawer. Ten separate base units. Space for large fridge freezer. Six matching wall-mounted cupboards. Skylight Velux window. Eighteen inset spotlights to the ceiling. Belling seven ring stove with plate warmer and two built-in ovens. Glazed splashback. Double width canopied cooker hood externally ducted.

Separate Utility

(7' 9" x 4' 9") or (2.35m x 1.45m)

Ceramic tiled floor. Double radiator. Plumbing for automatic washer, space for tumble dryer above.

Ground Floor Cloakroom

Two piece suite in white. Low flush w.c., corner wall-mounted wash hand basin. Single radiator. Ceramic tiled floor. Built-in extractor.

First Floor Landing Area

Access to loft space with Slingsby ladder. Built-in airing cupboard with ideal combination boiler for instantaneous hot water and gas fired central heating. Slatted shelves.

Master Bedroom

(11' 6" x 11' 3") or (3.50m x 3.43m)

Gable window with westerly aspect over garden. Six inset spotlights to the ceiling. Double radiator. Wall-mounted t.v. point. Access to ensuite dressing area.

Dressing Area

(8' 10" x 2' 9") or (2.69m x 0.84m)

Full bank of three sliding door wardrobes all with mirrored fronts. Double radiator. Access to small loft space.

En Suite Shower Room/WC

Three piece suite in white. Wash hand basin set on to double cabinet, close coupled low flush w.c. Walk-in shower cubicle with rain shower head and hand-held shower spray. Built-in extractor. Column radiator and heated towel rail. Shaver point, shaving mirror with integrated lighting. Ceramic tiled floor with electric underfloor heating.

Family Bathroom/W.C.

Three piece suite in white, low flush w.c., pedestal wash hand basin. Panelled bath with fully tiled surround and mosaic tiling relief. Chrome ladder-style heated towel rail and radiator. Built-in extractor.

Through Bedroom 2

(17' 3" x 7' 10") or (5.27m x 2.40m)

Eight inset spotlights to the ceiling. Double radiator.

En Suite Shower Room / WC

Solid timber floor. Three piece suite in white, wash hand basin set over double cabinet, close coupled low flush w.c. Fully tiled shower cubicle with glazed curved shower screen. Built-in extractor. Inset spotlights to the ceiling. Chrome ladder-style heated towel rail and radiator. Shaver point.

Front Bedroom 3

(12' 4" x 11' 5") or (3.76m x 3.48m)

Attractive outlook over gardens. Single radiator.

Front Bedroom 4

(8' 4" x 8' 0") or (2.55m x 2.45m)

Single radiator. Outlook over Oriel Grove.

Outside

Front Garden

(35' 00" x 30' 00") or (10.67m x 9.14m)

Block paved area with off-street parking for at least four vehicles. Gated access leading to rear garden. Separate side gate opposite.

Side Garden

(36' 3" x 0' 0") or (11.05m x 0.0m)

Outside storage areas. Log store.

Rear Gymnasium

(13' 3" x 9' 10") or (4.04m x 3.0m)

Beech-style laminate flooring. Six inset spotlights to the ceiling. Double patio doors leading on to rear garden.

Rear Garden

(25' 00" x 50' 00") or (7.62m x 15.24m)

Patio area perfect for alfresco dining. Screened with 10 foot high laurel hedge. Graveled area with seating space, elevated lawn with cherry tree. Ornamental planted areas. Coloured flagged patio with gated access from the front driveway with further parking for boat or caravan. French drain adjacent to the property.

Garage Building

Formed in two sections with roller shutter door. Conventional garaging area for bikes and separate workshop to one side partially divided by partition wall.

Garage

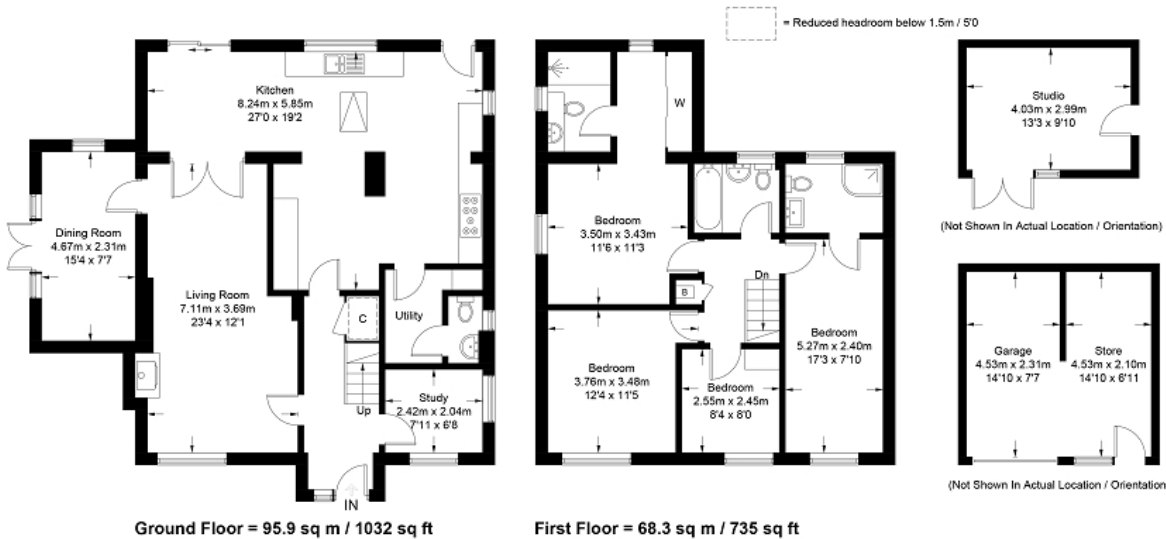
(14' 10" x 7' 07") or (4.52m x 2.31m)

Store

(14' 10" x 6' 11") or (4.52m x 2.11m)



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Approximate Gross Internal Area = 164.2 sq m / 1767 sq ft
 Outbuildings = 32.8 sq m / 353 sq ft
 Total = 197.0 sq m / 2120 sq ft
 (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1302843)

Directions

From our Moreton-in-Marsh office, turn left continuing along the High Street for approximately half a mile and, opposite the Esso filling station, turn left in to Fosseyway Avenue. Continue until the road naturally bends to the left and the first turning on the left is then Oriel Grove. When entering the cul-de-sac turn right and this property is then in the far right on a corner position.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	75	78
C		
(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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