



# Leigh House

High Street | Moreton-in-Marsh | Gloucestershire | GL56 0AF



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Chipping Campden - 8 miles  
Cheltenham - 22 miles  
Oxford - 28 miles  
Stratford-Upon-Avon - 17 miles

Double-fronted 17th Century Grade II listed townhouse located on the High Street with courtyard garden.

Reception Hall | Living Room | Kitchen Breakfast Room | Dining Room | Four Bedrooms | Two Bathrooms & Ensuite Shower Room | Courtyard Garden | Outside Store |

EPC rating

Guide Price: £850,000



Forming an integral part of the street scene of this ever popular tree-lined High Street in the North Cotswolds and offering deceptively spacious and beautifully renovated accommodation, this semi-detached, three-storey, four double bedroom double-fronted 17th Century townhouse must be viewed internally to be fully appreciated and early inspection is advised.

The property combines the innate character and charm of a Grade II listed period home with all the contemporary refinements of modern day living, enhanced and embellished by the present owners to whom the property pays the highest compliment.

Original features include stone mullion windows, some internal pointed stone work, including three original fireplaces and exposed beams and roof timbers. Modern, aesthetically pleasing features include most double glazed renewed leaded paned Crittall windows and secondary double glazing. The property has a combination gas fired central heating system firing a large Mega Flow pressurised hot water tank in the loft and also providing piped and zoned underfloor heating to all of the ground floor.

There are three separate reception rooms with the front sitting room having a homely woodburning stove and the large airy dining room to the rear with a southerly and westerly aspect. The stylishly fitted kitchen has a range of integrated appliances, most importantly, the accommodation flows quite naturally from room to room. There are three double bedrooms on the first floor, one with an ensuite shower room and a family bathroom. On the second floor, the largest bedroom has the option of being the master suite with its own bathroom and spacious landing area. Externally, the property has a large courtyard with southerly and westerly aspects taking full advantage of the sun most of the day and perfect for alfresco dining. Only to be described further in superlatives the property is recommended for those wanting to be part of the history of Moreton-in-Marsh with all renovations complete.

The property could not be more conveniently located amidst neighbouring quality shops, hostelrys and restaurants and is only 500 yards from the towns railway station with links to Oxford and London Paddington. Whilst there is no allocated parking for the property, there is free on-street parking.



## General

Council tax band F

## Directions

Proceeding on foot from our office in Moreton-in-Marsh, continue across the road passing the Bell Inn and Cotswold Grey and this property is then located a short way along.

# Leigh House, High Street, Moreton in Marsh, GL56 0AF



**Ground Floor**  
76.5 sq m / 823 sq ft

**First Floor**  
58.8 sq m / 633 sq ft

**Second Floor**  
50.6 sq m / 545 sq ft

Approximate Gross Internal Area = 185.9 sq m / 2001 sq ft  
Outbuilding = 9.2 sq m / 99 sq ft  
Total = 195.1 sq m / 2100 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1304232)

## 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>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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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