



HOLMANS
ESTATE AGENTS

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

Guide Price £495,000, Freehold

Property Description

Discreetly positioned at the end of a quiet residential cul-de-sac away from mainstream traffic and never having been on the open market since it was built in the 1960's, this deceptively spacious detached, four/five bedroom chalet-style residence offers adaptable and versatile accommodation which should be viewed first hand to be fully appreciated.

The property has an open-plan living and dining room and four separate rooms on the ground floor which can either be used as a study, hobby room or indeed bedrooms. At first floor level there are two double bedrooms, both with built-in wardrobes and a modern shower room.

One of the main attractions of the property however, is the view to the rear over the beautifully screened and landscaped rear garden, perfect for alfresco dining and protected by a screening of hedgerow and fencing to the sides. The property has a block paved driveway with off-street parking for several vehicles and a larger than average attached garage with an electronically operated remote controlled roller shutter door.

The property is warmed with gas fired central heating from a recently renewed combination boiler and Upvc double glazed windows and doors.

Fosseyway Drive is located on a level position within easy walking distance of the local supermarket, the town's community hospital, two doctors surgeries and a large garden centre. The town itself has a beautiful tree-lined High Street with many coffee shops, hostelrys and restaurants and has its own railway station with links to Oxford and London Paddington. The town is within the catchment area of Chipping Campden secondary school and has its own primary school.

Accommodation Comprises

Entrance Hall

Original parquet flooring. Single radiator. Easy staircase returning to first floor with rails to each side.

Ground Floor Cloakroom

Two piece coloured suite, low flush w.c. and wall-mounted wash hand basin. Tiled splashback. Single radiator.

Open Plan Living Dining Room

(21' 0" x 20' 10") or (6.40m x 6.35m)

Matching parquet flooring to the hallway. Ample space for dining table. Three single radiators. Picture window to front with south westerly aspect along Fosseyway Drive. Inset living flame effect gas fire on composite marble hearth. Cornice moulded ceiling.

Kitchen

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

Fitted on three sides with marble-style laminate work top, inset enamel 1 1/2 sink unit with single drainer and mixer tap. Tiled surround to work surfaces. Four ring gas hob and pull-out externally ducted cooker hood above. Split-level Neff circatherm oven. Integrated Neff dishwasher. Six separate base units, nine matching wall-mounted cupboards. Two tier built-in larder cupboard. Space for fridge. Space and plumbing for automatic washer. Double radiator. Remote controlled window blind.

Rear Bedroom 4

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

Laminate work top with two cupboards below. Two wall-mounted cupboards and a series of shelves. Two tier storage cupboard and single radiator. Outlook over well screened rear garden.

Rear Dining Room

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

Particularly attractive outlook over gardens. Double radiator.

Rear Bedroom 3

(11' 09" x 8' 05") or (3.58m x 2.57m)

Double radiator. Outlook over gardens treescape.

Study

(10' 06" x 7' 04") or (3.20m x 2.24m)

Single radiator. Shelves on three sides. Fitted work bench with drawers below.

First Floor Landing Area

Gallery-style landing with timber banister. Three large built-in wardrobes. Single radiator. Access to loft space and dormer window. Large walk-in airing cupboard housing Valiant wall-mounted combination boiler for instantaneous hot water and gas fired central heating. Ladder-style radiator.

Rear Bedroom 1

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

North easterly aspected window with particularly attractive outlook over well-screened gardens. Double radiator. Two double built-in wardrobes fitted to the eaves with central dressing area. Two bedside cabinets and four and three drawer unit are included in the sale price.

Central Shower Room/W.C.

Timber laminate flooring. Three piece suite in white. Low flush w.c., wide wash hand basin set on to a series of cupboards and drawers. Delta shaped walk-in shower cubicle with fully tiled surround and thermostatic shower. Frosted dormer window. Heated towel rail. Large dressing mirror with integrated lighting and shaver point. Wall-mounted Duplex electric convactor heater.

Front Bedroom 2

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

South westerly aspect over trees. Double radiator. Two double built-in wardrobes fitted to eaves with central dressing area and three drawer storage below.

Outside

Front Garden

There is a lawned area approximately 25 feet square with a dividing pathway and a superb silver birch tree. Block paved driveway with off-street parking for at least three vehicles. The portion of land adjacent to the turning area also belongs to this property and is laid to lawn with shrubbery to one side and flowering cherry tree.

Attached Garage

(19' 08" x 17' 05") or (5.99m x 5.31m)

Remote controlled electronically operated roller shutter door. Power and light installed. Courtesy door to rear garden.

Rear Garden

(50' 0" x 60' 0") or (15.24m x 18.29m)

Central lawned area with random pathway and circular area perfect for alfresco dining. Water feature with its own separate power supply. Two outside power points. To the southerly side of the garden there is a large flagged area also suitable for alfresco dining. Well screened with gated access leading to front garden.

N.B

There is a strip of land currently occupied by mature trees forming a screening to the north eastern boundary which is on a separate deed but owned by this property.



20 Fosseway Drive, Moreton in Marsh, GL56 0DU



Directions

From our Moreton-in-Marsh, turn left continuing south along the High Street for approximately half a mile and then turn left opposite the Esso filling station in to Fosseway Avenue. Take the second turning on the left in to Fosseway Drive and continue to the end of the cul-de-sac and this is then the last property on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		78
C		
(55-68)	65	
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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