



HOLMANS
— ESTATE AGENTS —

Longdon, 8 Charlesway, Longborough, Moreton-in-Marsh, Gloucestershire, GL56 0QW

Guide Price £925,000, Freehold

Property Description

Beautifully modernised and thoughtfully transformed detached, two-storey luxurious village retreat was re-developed by the current owner in 2009 to a particularly high standard and to whom the property pays the highest compliment.

The light and airy accommodation is accentuated with many internal glazed doors and also forming an easily flowing walk round effect from the hallway to the through living room, conservatory and in to the breakfast room and kitchen and then to the beautifully landscaped and privately screened south facing rear garden.

The living room has a stunning rustic brick fireplace with a homely woodburning stove, there is a stylish fitted kitchen with a good range of units and integrated appliances, a ground floor study and a separate guest suite with its own living area and shower room. The whole of the ground floor has either timber or tiled floors for ease of maintenance and pet friendly.

On the first floor each of the double bedrooms have their own ensuite facilities with the master bedroom having a decadent five piece suite with direct views over the garden to the rear and over trees and countryside to the front.

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

It is rare to have such an individual property with four bedrooms and four bathrooms as a boutique village retreat perfect for those looking to entertain friends or family on a regular basis.

Longborough is positioned midway between the market towns of Stow-on-the-Wold and Moreton-in-Marsh, the latter having its own railway station with links to Oxford and London Paddington. The village has its own primary school and a local hostelry in the Coach and Horses. Particularly attractive scenic walks can be enjoyed from the village in the area of natural outstanding natural beauty particularly between Longborough and Bourton-on-the-Hill which also has a famous eatery in the Horse and Groom. The village is particularly famous for hosting the Longborough Festival in the summer where the grace and good of the area dress in their finery with locals being able to walk to the venue.

Accommodation Comprises

Entrance Hall

Single radiator. Timber and flagstone floor. Heavy duty front door with frosted inset double glazed panes.

Inner Hallway

(9' 8" x 8' 11") or (2.95m x 2.71m)

Solid timber floor. Built-in under stairs storage cupboard. Easy staircase returning to first floor with batoned balustrade. Double small paned doors leading to Living Dining Room.

Study

(7' 11" x 4' 09") or (2.41m x 1.45m)

Single radiator. Fitted desk.

Through Living Dining Room

(39' 11" x 19' 10") or (12.17m x 6.05m)

Solid timber flooring. Two double radiators. Substantial proud rustic brick fireplace with antique oak lintel and cast iron wood burning stove on stone hearth. Archway leading to breakfast kitchen. Double Upvc doors leading in to rear conservatory.

Rear conservatory

(12' 0" x 7' 10") or (3.66m x 2.39m)

Flagstone flooring. Double glazed French doors leading on to rear verandah. South facing aspect over garden. Two double radiators. Apex correx roof.

Kitchen

(19' 05" x 7' 08") or (5.92m x 2.34m)

Ceramic stone style flooring. Kitchen fitted on all sides with matching solid oak parquet work tops and tiled surround. Twin inset Armitage Shanks butlers sinks with cupboards below. Double split-level two tier dishwasher. Leisure freestanding Range with five ring gas hob and ceramic hot plate to one side. Double width canopied cooker hood above. Three separate base cupboards. Breakfast bar. Dresser area with two-tier pan drawer, two two-tier spice cupboards and central wall-mounted display area with cupboards to each side.

Breakfast Room

(11' 05" x 9' 06") or (3.48m x 2.90m)

Matching floor in to the living room. Glazed doors to the hallway. Solid oak parquet work tops set over four cupboards and four matching wall mounted cupboards. Space for large fridge freezer.

Utility

(8' 09" x 5' 09") or (2.67m x 1.75m)

Worcester wall-mounted central heating boiler. Three wall-mounted cupboards. Space and plumbing for automatic washer. Space for tumble dryer. Terracotta tiled floor. Access to ground floor suite.

Access to;

Guest Suite

Ground Floor Shower Room/W.C.

Delta shaped shower cubicle with electric shower, low flush w.c., pedestal wash hand basin.

Bedroom

(8' 08" x 8' 07") or (2.64m x 2.62m)

Single radiator. Further access to;

Living Room

(8' 09" x 7' 11") or (2.67m x 2.41m)

Outlook to the front. Separate side access door. Laminate work top with two ring electric hob and stainless steel sink unit.

First Floor

Gallery style landing with batoned balustrade and access to loft space. Frosted double doors leading to master suite.

Master Bedroom

(15' 09" x 14' 11") or (4.80m x 4.55m)

Two double dormer windows to the front with outlook over countryside and treescape. Two double radiators. Small dressing area with double built-in wardrobe. Separate built-in cupboard. Six full height fitted wardrobes to one wall, two with mirrored doors. Double folding doors opening in to rear bathroom.

Bathroom / WC

(11' 2" x 8' 9") or (3.40m x 2.66m)

Ceramic tiled floor and almost fully tiled walls. Five piece suite in white. Low flush w.c., walk-in shower cubicle with hand-held shower spray. Double free-standing bath with central mixer taps. His and hers wash hand basins with double mirrored cupboards above and cupboards below. Ladder-style heated towel rail and radiator. Stunning views over the rear garden and roof tops in a southerly direction creating a light and airy space.

Rear Bedroom 3

(11' 06" x 7' 01") or (3.51m x 2.16m)

En Suite Shower Room/WC

Three piece suite in white, low flush w.c. Wall-mounted wash hand basin with mirrored cabinet above. Fully tiled shower cubicle with Triton T80 shower withy extractor above. Ladder-style heated towel rail and radiator. Laminate floor.

Guest Bedroom

(13' 08" x 8' 09") or (4.17m x 2.67m)

Attractive outlook over trees and countryside. Single radiator.

En Suite Shower Room/WC

Three piece suite in white. Low flush w.c., wall-mounted wash hand basin with mirrored cupboard above. Fully tiled shower cubicle with Triton T80 wall-mounted electric shower and folding glazed doors. Ladder-style heated towel rail and radiator.

Outside

Rear Garden

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

and 119 x 78 and 11ft 9 by 7ft Elevated verandah and decking area with batoned surround creating a perfect alfresco dining area. Lower level lawn and garden area. Particularly attractive rose garden in the centre. Fenced on all sides. Separate timber cabin. Several well planted flower areas. Gated access to lower level babbling brook which runs the length of Charlesway. Gated access to front garden.

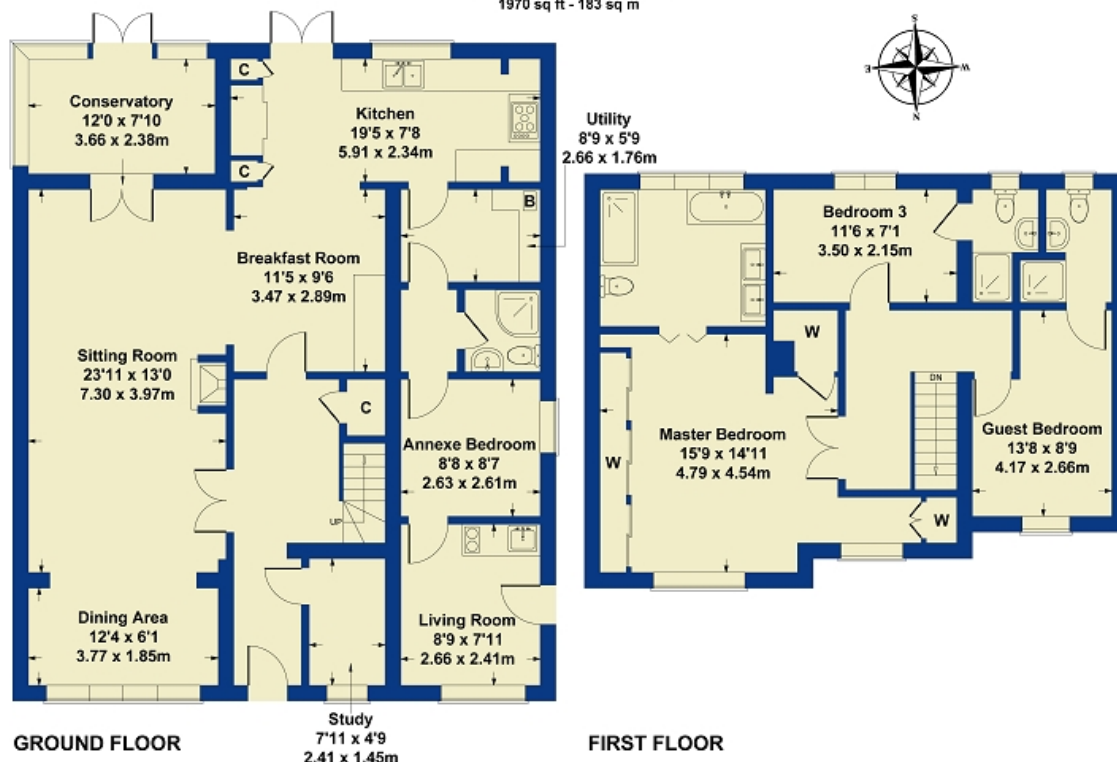
Front Garden

Approximately 30 feet deep with off-street parking for several vehicles.



8 Charlesway

Approximate Gross Internal Area
1970 sq ft - 183 sq m



Directions

From our Moreton-in-Marsh office, turn left continuing south along the Fosseway, the A429, for just over two miles then turning right signposted Longborough. When entering the village take the first turning on the right in to Charlesway and this property is then a short way along on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(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.

HOLMANS
ESTATE AGENTS

rightmove  onTheMarket.com

THE
GUILD
PROPERTY
PROFESSIONALS

MISDESCRIPTIIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLMANS
ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX
Tel: 01608 652345

Email: sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

121 Park Lane, Mayfair, London W1K 7AG
Tel: 02074 098391