

Moreton-in-Marsh, Gloucestershire



Important Grade II* Listed Georgian Townhouse.

Summary of accommodation

Lower Ground Floor - Cellars

Ground Floor - Hall | Drawing room | Sitting room | Kitchen | Utility room
Dining room | Shower room

First Floor - Double bedroom with dressing room | Two further double bedrooms
Bathroom | Shower room

Second Floor - Three double bedrooms | Bathroom

Garden and grounds - Parking | Garden | Terrace | Pair of single garages
Two stone stores

In all approximately 0.5 acres

Distances

Moreton-in-Marsh station 5 minutes walk (trains to London Paddington from 90 minutes), Daylesford Organics Shop and Spa 7 miles, Chipping Norton 9 miles, Soho Farmhouse 16 miles, Stratford-upon-Avon 16 miles, Cheltenham 23 miles, Oxford 27 miles.

(Distances and time approximate).



Location

Moreton-in-Marsh is a vibrant market town with a range of facilities including two large supermarkets, hospital, doctors surgery, shops, restaurants, pubs and the weekly market. More comprehensive facilities can be found at Stratford-upon-Avon, Oxford and Cheltenham.

There are many excellent schools in the area including St David's Primary School, Kitebrook Prep School, Cheltenham Ladies and Cheltenham College and Kingham Hill School. The property also sits within the catchment area of the Ofsted Outstanding Chipping Campden Secondary School.

The area has excellent road communications with the A429, providing links to Stratford-upon-Avon and Warwick to the north, Stow-on-the-Wold and Cirencester to the south and Cheltenham and the M5 to the west. The M40 can be accessed via Junctions 8 or 9. Mainline railway services are available from Moreton-in-Marsh railway station, regular trains to Oxford and London Paddington. (trains from 90 minutes to London Paddington). The popular Daylesford Organic Shop is approximately a 15 minute drive and Soho Farmhouse just a half an hour drive away.



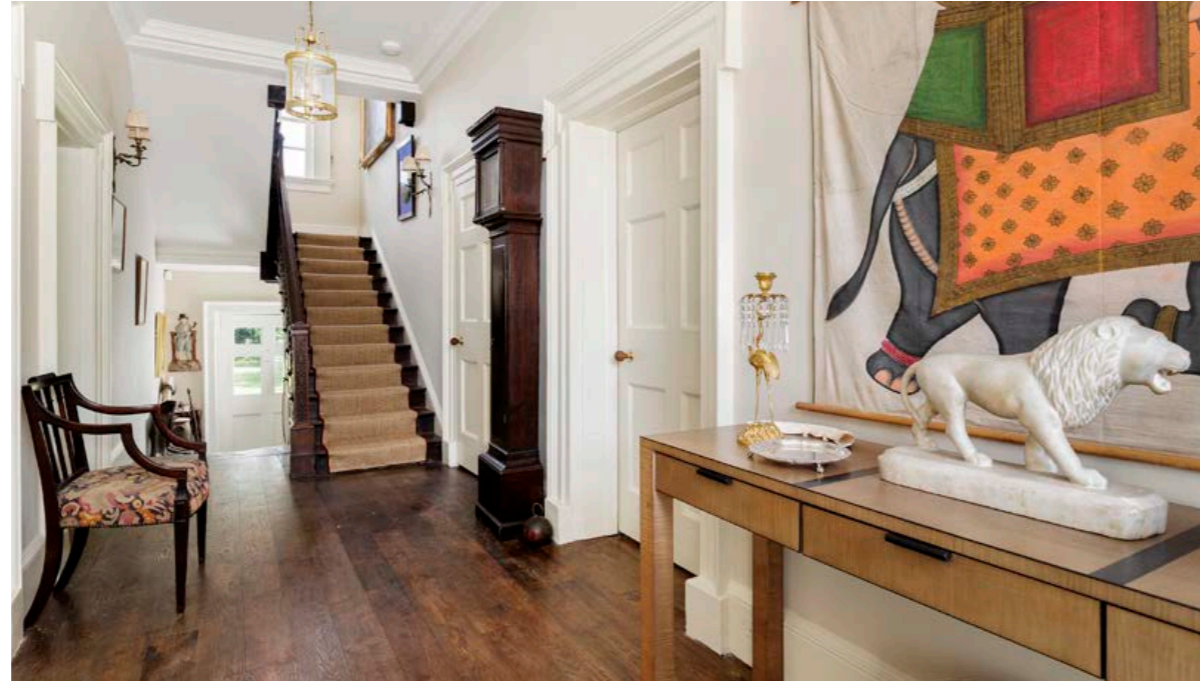
The Steps

The Steps has to be one of the most prestigious addresses in Morton-in-Marsh occupying a prominent position on the High Street. The property is an important Grade II* Listed Palladian town house believed to date from the mid-18th Century. The Steps has undergone extensive renovation by the current owners to provide a wonderful family home with half an acre of gardens.

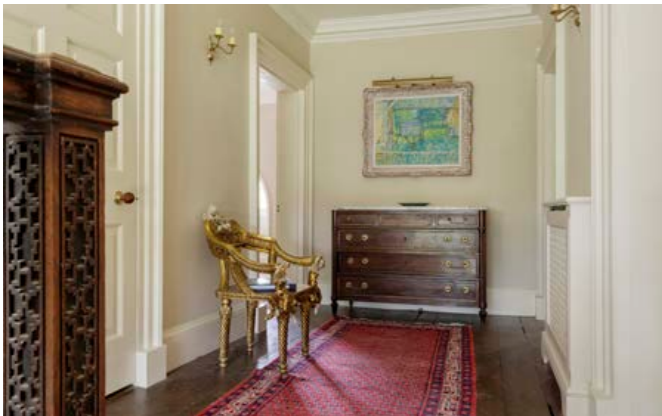
The property boasts a wealth of period features including Modillion cornices, Venetian window, wooden floors and shutters. The double flight of stone steps with iron railing leads to the front door which opens up to the entrance hall off which are the principal reception rooms and stairs to the first floor. Steps from the hall lead down to the extensive cellars which run the entire width of the house. The reception rooms comprise of a beautifully proportioned drawing room, sitting room and dining room with high ceilings and ornate working fireplaces. No doubt the heart of the home is the fully fitted hand made by Damian Spratley (from St Martins College, London) kitchen /breakfast room with Mandarin Stone flooring throughout, Belfast sink, Electric AGA, double oven and American Style fridge/freezer. Adjacent to the kitchen is the beautifully appointed Boot room/utility with door out to the rear terrace. Also to the ground floor is a large cloakroom with shower with Thomas Crapper WC and sink.

Stairs from the hallway lead up to the first floor bedroom accommodation which comprises of three large double bedrooms with fitted wardrobes. The principal bedroom suite has a walk in dressing room and a Jack and Jill en suite with separate bath and shower and an additional family shower room.

To the second floor are three further double bedrooms and a family bathroom with central roll top bath.







Garden and Grounds

The gardens of The Steps are unique and stretch to approximately half an acre. It is difficult to imagine when you are in the peaceful gardens, that you are moments from the bustling High Street. Predominantly laid to lawn, the gardens are extremely private with a variety of mature trees and shrubs surrounding the perimeter. The large, raised terrace provides a wonderful place for al fresco dining and entertaining. There is a pair of single garages with parking to the front and two stone stores.

Property Information

Tenure: Freehold

Services: Mains water, gas, electric and drainage are connected to the property.

Local Authority & Council Tax Band: Cotswold District Council. Band G

EPC Rating: D

Postcode: GL56 0AX

Directions: From our Stow-on-the-Wold office head along the Fosse Way to Moreton in Marsh. On entering the town pass The Manor House on your rhs – at the first roundabout turn right into East Street and park in front of the two garages with white doors on the lhs where the entrance to The Steps can be found.

Viewing

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



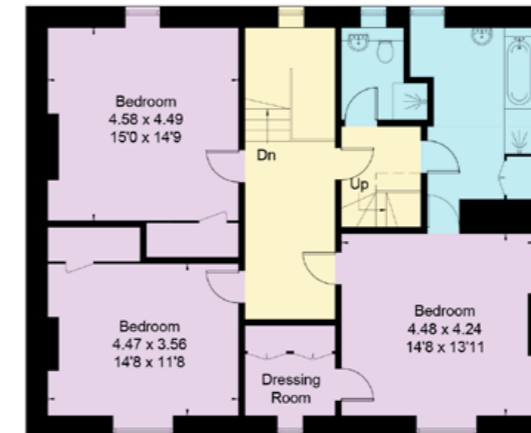
Approximate Gross Internal Floor Area

Main House: 3974 sq m / 4,278 sq ft

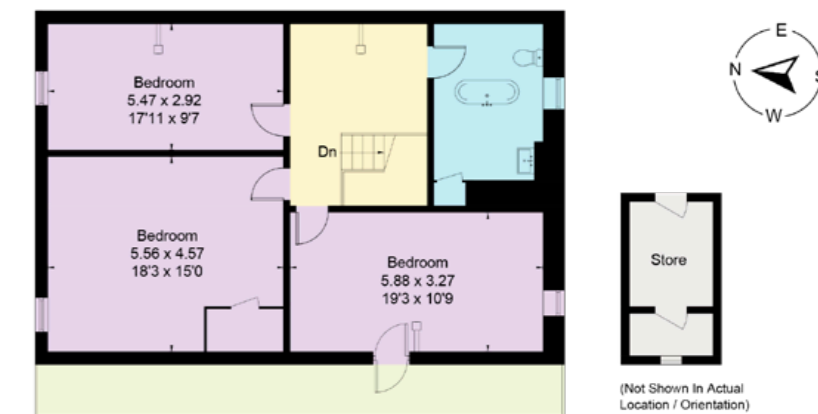
Outbuilding: 7 sq m / 75 sq ft

Total: 404.4 sq m / 4,353 sq ft

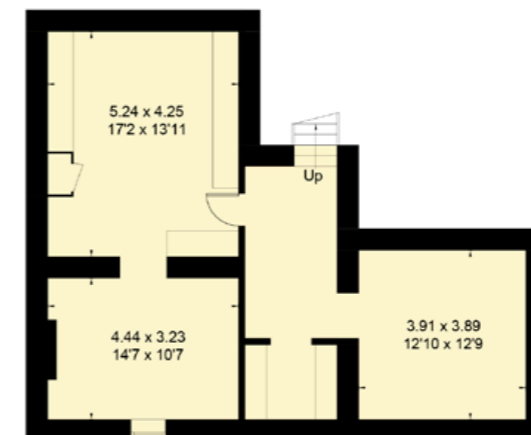
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



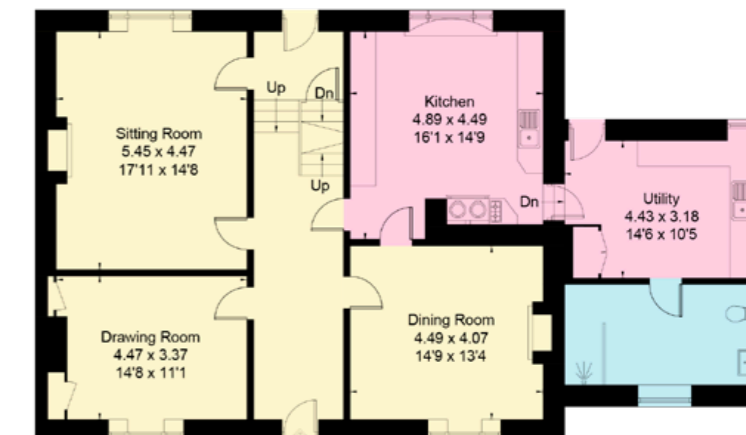
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Knight Frank Stow-on-the-Wold
Brett House, Park Street
Stow-on-the-Wold
GL54 1AG
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Helen Waddilove
01451 600617
helen.waddilove@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



