



Barton On The Heath | Moreton-In-Marsh
Offers in the region of £1,150,000


DISTINCT
Property Consultants

This property blends old and new, all creating an integrated, stylish home. It consists of a semi-detached Cotswold stone cottage with period features, combined with a tasteful modern extension housing an impressive kitchen and dining area overlooking the garden, with a fourth ensuite bedroom above.

- Master Bedroom with Ensuite Bathroom and walk-in wardrobe
- Three further double bedrooms
- 2 Reception Rooms
- Garage
- Garden
- Electric car charging facilities
- Solar Panels
- Driveway
- Sought After Village Location
- Immaculate Presentation

In the period cottage are two reception rooms. One is a cosy living room with a magnificent stone INGELNOOK fireplace with period features and fitted with a wood-burning stove. The wall opposite has wood panelling; there is a new oak floor and a period window seat. The other reception room has oak flooring and large storage cupboard. The original front door leads to the road.

The rear extension is a spacious open-plan kitchen-dining room and snug with a day office, lit from several windows, large metal crittal style glass doors to the garden, and a glazed roof lantern above the dining area. There is a wood-burning stove the snug has exposed Cotswold stone, currently used as a lounge area.

The hand made kitchen is fully fitted with an SMEG induction range oven, an AEG self-clean oven, a wine fridge and a Bosch fridge and dishwasher. There is a large island/breakfast bar and doors to the parking area at the side of the house. Adjacent to the kitchen is the utility room with separate WC has ample space for a washing machine and dryer.



The house has all new wiring and plumbing throughout, and uses eco technology, giving a very good EPC rating and low running costs for the period of house.

Above the kitchen is the principal bedroom suite with expansive views of the cotswold hills. There is a walk-in wardrobe and shower room. Skylights provide extra light. Above the cottage has a bathroom with a shower above the bath, and three further double bedrooms, one with ensuite bathroom, also with shower above the bath. There are wood floorboards, doors, panelling and other features.

The property is fitted with an ASHP heat pump and a smart meter, plus electric car charging. Underfloor heating to kitchen dinning area and victoria cast iron radiators to all other rooms. Solar panels and battery were installed in 2023 with excess electricity being sold to Octopus Energy. New windows through out were fitted in 2023. It is in a designated conservation area and the trees have, as standard, preservation orders.

Outside

At the rear of the house is a patio area with paving stones and gravel. There is a lawn and various areas for sitting out and al fresco dining with views of the cotswolds hills. It is a characterful landscaped garden with mature trees, extensive planting, gravelled areas and dry stone border walls.

The barn was built in 2023.

The barn has plenty of undercover storage including a lockable enclosure and EV charge. The barn has planning permission to be converted to domestic accommodation (work has started). There is space for a desk and sofa bed. A WC and facility for a bath to be fitted. Plumbing, drainage and electrics are installed but requires work for building regulation sign off.



There is parking for three to four large cars on the driveway accessed from the side of the house. The property has planning permission to build a large oak frame drive through porch covering the entrance and gates- drawings can be provided.

Neighbourhood

Barton-on-the-Heath is a small, quiet village in the Cotswold area of outstanding natural beauty (ANOB), with an active community and one of the best village fetes in the area. It is four miles from Moreton-in-Marsh. There are no shops or pubs in the village, but there is a convenience store and gastro pub in Long Compton (2.5 miles) and a pub and bowls club in Little Compton (about 2 miles).

Location

The nearest train station is at Moreton-in-Marsh (4 miles) with trains south-east to Oxford and London, and north-west to Worcester. Moreton is situated on the Fosse Way (A 429) which offers access to Cheltenham and Leicester.

The motorway network can be joined via the M40 at Junction 11 (Banbury, 18 miles) or Junction 15 (Warwick, 20 miles). Alternatively, the M5 can be accessed at Junction 11 near Gloucester (30 miles).

Moreton's renowned Tuesday market is the largest in the Cotswolds. There are also supermarkets, various shops, tea rooms, cafés, restaurants and hotels, plus a large garden centre

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Chipping Norton (7 miles) is a popular small town with a weekly farmers` market, supermarkets and a range of shops, pubs, restaurants and cafés, as well as a theatre which also shows films. There is a public leisure centre with a gym and swimming pool at the local secondary school.

For more extensive shopping, amenities and entertainment venues, Banbury is 15 miles and Oxford is about 26 miles.

Local attractions include the National Trust`s Chastleton House (3 miles); Daylesford Organic farm shop and café (6 miles); Bourton House Garden, the Batsford Arboretum and falconry centre (6 miles); Longborough Festival Opera (7.5 miles); Soho Farmhouse (12 miles).

Situation & Property Information

No chain

Freehold

Council tax band - F

EPC rating

Viewings

Strictly by appointment only.

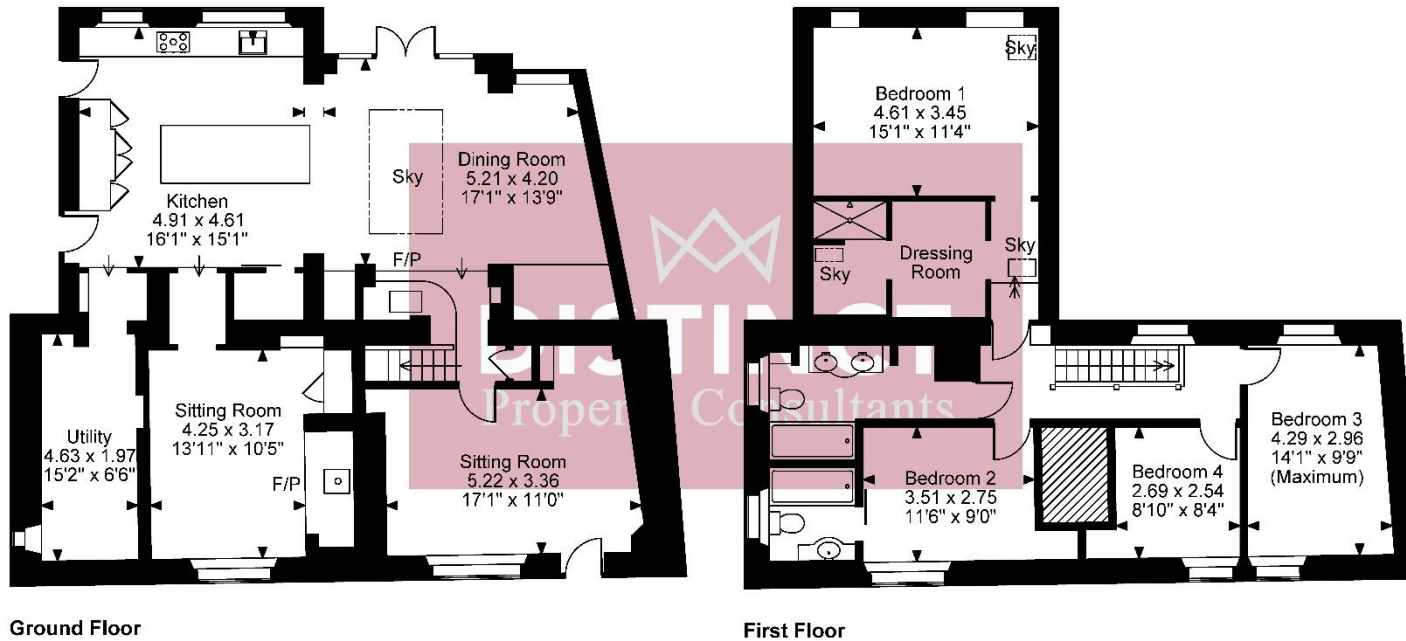
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Distinct Property Consultants is the seller`s agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible; however, your legal representative is legally responsible for ensuring any purchase agreement fully protects your interests. Please inform us if you become aware of any information being inaccurate.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the responsibility of prospective purchasers to check the working condition of these items. To comply with anti-money-laundering regulations, buyers will be asked to provide proof of ID and proof of address, as well as proof of funds. Distinct Property Consultants also offer a Lettings and Property Management Service. If you are considering renting your property, are looking at buy-to-let, or would like a free review of your current portfolio, then please call us on the number shown above. We are accredited by the UK`s leading professional body Propertymark ARLA/NAEA.



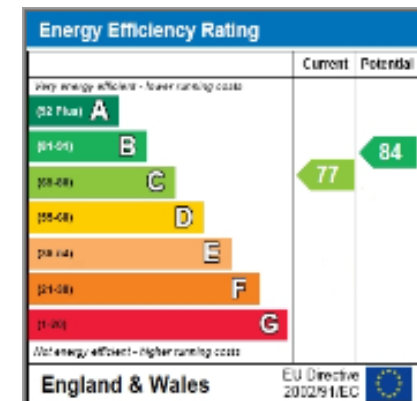
Brown House, Barton-on-the-Heath, Moreton-in-Marsh
Approximate Gross Internal Area
2161 Sq Ft/201 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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