



**Cotsmore Close, Moreton-In-Marsh, GL56 0JE**

## Welcome to **Cotsmore Close, Moreton-In-Marsh**

Nestled in a quiet cul-de-sac about half a mile from Moreton-in-Marsh's High Street, this modern semi-detached family home offers three bedrooms and generously proportioned living spaces in a convenient yet peaceful setting.

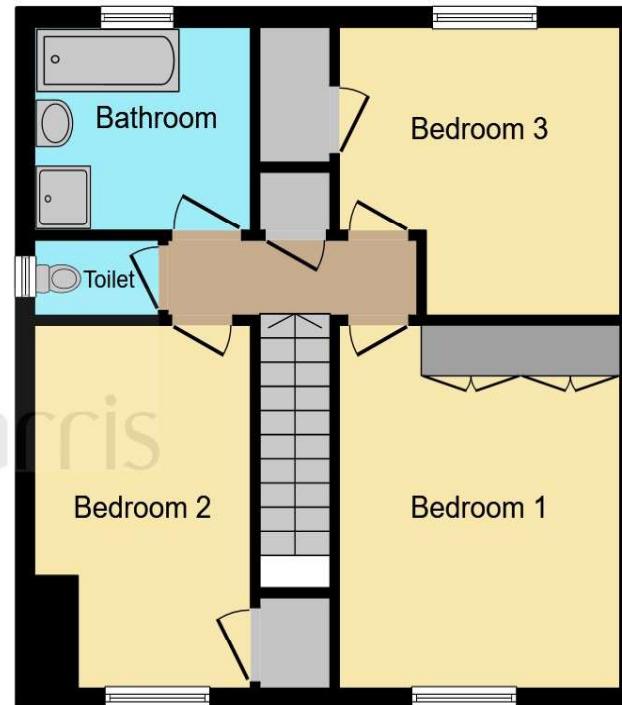
The property features a large, dual aspect living/dining room with French doors opening onto a spacious porcelain flagstone patio, ideal for al fresco dining. A cosy snug (or home office) provides a versatile space for work or relaxation. Upstairs, there are three double bedrooms and a sizeable family bathroom with a corner shower. The home benefits from full central heating and double glazing throughout.

Located to the east of Moreton-in-Marsh, the property is close to the conveniences of market-town living, including two supermarkets, cafés, tea rooms, and inns; a primary school; two GP surgeries and a community hospital; and, importantly, the railway station with services to Oxford and London Paddington.





## Ground Floor



## First Floor

**Entrance Porch**

**Entrance Hall**

**Kitchen**

**Utility Room**

8' 4" x 5' 3" (2.54m x 1.60m)

**Lounge/Diner**

22' 7" x 10' 4" (6.88m x 3.15m)

**Family Room**

11' 5" x 7' 6" (3.48m x 2.29m)

**Landing**

**Bedroom One**

11' 4" x 10' 4" (3.45m x 3.15m)

**Bedroom Two**

8' 5" x 8' (2.57m x 2.44m)

**Bedroom Three**

10' 9" x 8' 9" (3.28m x 2.67m)

**Cloakroom Room**

**Shower Room**

**Rear Garden**

**Driveway**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Cotsmore Close, Moreton-In-Marsh

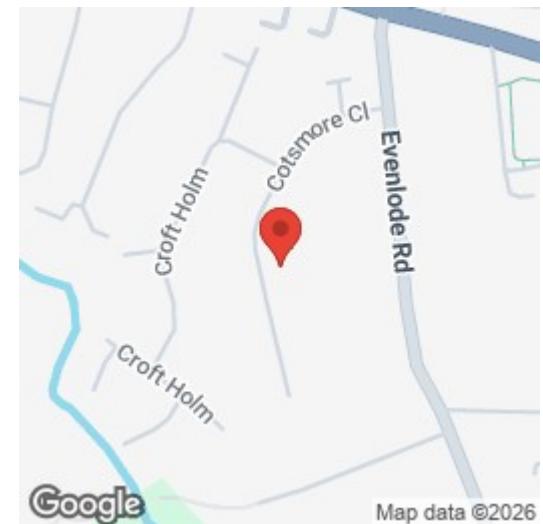
- No Onward Chain & Ready to Move Into!
- Three double bedrooms
- Two Reception Rooms
- Semi-detached house
- Utility Room

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£400,000**



**view this property online** [allenandharris.co.uk/Property/WIT106277](http://allenandharris.co.uk/Property/WIT106277)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WIT106277 - 0004

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



**01993 705915**



witney@allenandharris.co.uk



54 Market Square, WITNEY, Oxfordshire, OX28 6AF



**allenandharris.co.uk**