



HARRISON
Sales &
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HARDIEN

Cornflower Road, Moreton-In-Marsh

Moreton-In-Marsh



A beautifully presented Cotswold stone five double bedroom detached family home offering stylish and well-proportioned accommodation over 3 floors.

The property, which was built by Cala Homes in 2017 and is situated on the popular Cotswold Gate development and benefits from a double garage and rear garden with garden studio/office.

The accommodation briefly comprises: Entrance hall, sitting room, kitchen/family/breakfast room, garden room, utility room and cloakroom on the ground floor. On the first floor there are 4 double bedrooms, two with fitted wardrobes and one with an en-suite and centrally there is a family bathroom. On the second/top floor there is the principle bedroom which has been recently refurbished with an en-suite shower room and walk in wardrobe.

Outside there is a driveway providing off road parking for several vehicles as well as access to the garage with electric doors, power and a fully boarded loft for storage.

To the rear is an enclosed garden with patio areas, lawn and stone borders with mature foliage. There is also a useful garden studio/office (½ of the double garage which has been converted) with power and it has been sound proofed. Internal inspection is highly recommended.

Tenure - We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

There is a charge for the development which covers maintenance and upkeep for the communal areas and this is £250 approx per annum.





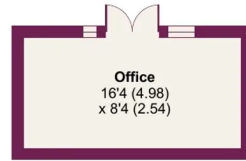
Cornflower Road, Moreton-in-Marsh, GL56



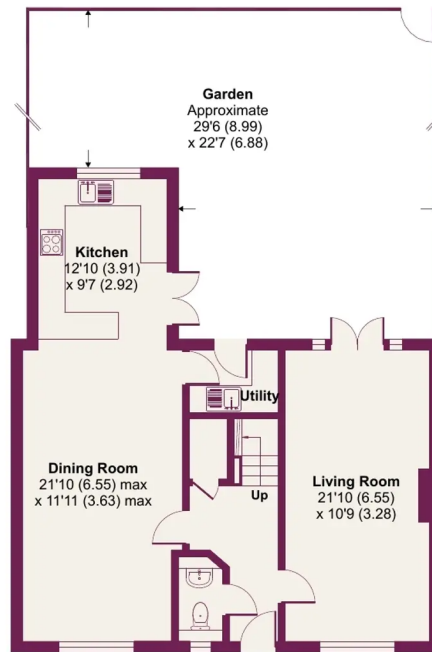
Approximate Area = 1787 sq ft / 166 sq m
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Office = 136 sq ft / 12.6 sq m
Total = 2029 sq ft / 188.4 sq m

For identification only - Not to scale

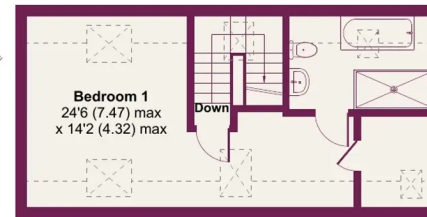
Denotes restricted head height



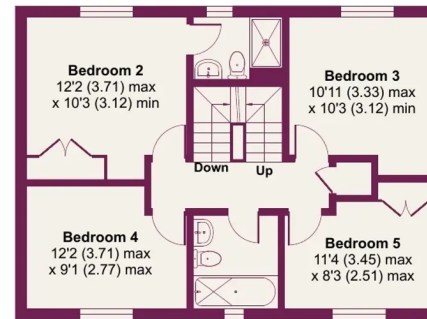
OUTBUILDING



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Harrison Hardie. REF: 1083555



32 Cornflower Road, Moreton-In-Marsh
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Guide Price £750,000