



11 Halifax Way, Moreton-In-Marsh

In Excess of



Halifax Way is a sought after location on the edge of the Moreton Park development and the outlook from the front of the house is of attractive greenery which creates a sense of space and distance from other properties.

This attractive Cotswold Stone property has been well loved, maintained and upgraded by the current owners over the years.

Built in 2015 by Bloor Homes this property briefly comprises: entrance hall with tiled flooring, cloakroom and understairs storage, spacious sitting room with a log burning stove for the cold winter months, and feature bay window, a study, open plan kitchen-dining room which extends on to a family room with a glass glazed roof and patio doors opening to the garden, a separate utility room, family bathroom, four bedrooms (three doubles & one single) and an en-suite shower room to the principal bedroom.

Externally there is a generous west facing rear garden laid mainly to lawn, with large patio and covered decked area, and in one corner is an ideal area for a child's play set or toys. The garden can also be accessed via the side gate. To the side of the house is a driveway with parking for two cars and access to the single garage.



Additional benefits include: shutters to the windows, double glazing, central heating, log burning stove, upgraded flooring, built in wardrobes in two of the bedrooms, boarded loft with ladder and lighting and modern décor throughout. The kitchen has integrated appliances including fridge-freezer, dishwasher, electric oven, grill and hobs. The utility room has recesses for a free standing washing machine and a tumbler drier.





Moreton in Marsh is a north Cotswold town offering a broad range of local amenities, with library, post office, primary school, North Cotswold Hospital, sports facilities, and a swimming pool which is open to the public at the renowned Fire College. There are various pubs, hotels, supermarkets and many independent shops.

Moreton-in- Marsh is also host to the largest street market in the Cotswolds which runs every Tuesday, is a stones throw away from Batsford Arboretum and Gardens, the Cotswold Falconry Centre, and with the award winning Daylesford Organic Farm and Stores just around the corner. Moreton-In-Marsh also has a mainline station with a direct services running regularly between Worcester and London Paddington.

There is an annual Estate Service Charge of £250.00

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



**Harrison Hardie**

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# Halifax Way, Moreton-in-Marsh, GL56

Approximate Area = 1214 sq ft / 112.7 sq m

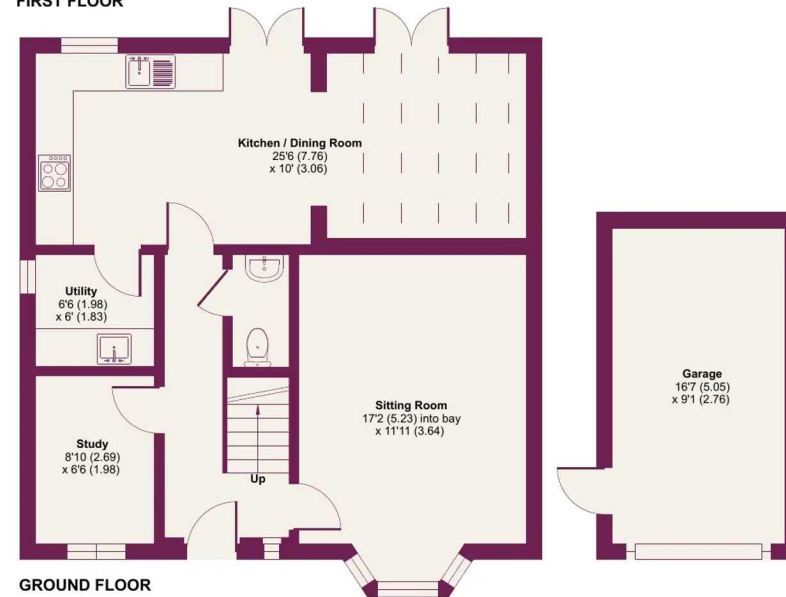
Garage = 150 sq ft / 13.9 sq m

Total = 1364 sq ft / 126.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1108400



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Moreton-In-Marsh

In Excess of £525,000