

HARRISON
Sales &
Lettings
HARDENSON



8 Vanguard Way, Moreton-In-Marsh

Guide Price £775,000



Built by Bovis Homes in 2019 and situated on the popular phase 2 of the Avenue development, this is a superb example of their flagship larger homes totalling just under 2,500 sq. ft.

Greatly improved by the current owners (including high specification windows throughout) and uniquely styled, this home offers a turnkey purchase absolutely ideal for growing families and/or those who enjoy entertaining.

A great feature of the property are the high ceilings throughout the ground floor and the free-flowing accommodation and abundance of space that makes for very comfortable living.

The ground floor hallway is wide and welcoming and a grand central stairwell which is galleried on the first floor, is a notable first impression.

From the hallway there is a separate living room with Media Wall, dining room and cloakroom to the front.

To the rear is a large kitchen/dining/living room which is very well appointed and includes two Bosch ovens and a Bosch 5 ring gas hob and further enjoys a great connection with the rear garden via bi-folding doors.

Just off the kitchen is a utility room on one side and on the other a separate snug/study, which could be further incorporated in to the space as wants and needs dictate and opens to the west facing garden.







On the first floor there is a well proportioned master suite with dressing area and built-in wardrobe and USB wall sockets in the bedroom, two further ensuite bedrooms - both with built-in wardrobes - are ideal for guests, and two further bedrooms complimented by a family bathroom with wall mounted shower over the bath.

Outside, our clients have lavished time and significant expense on the garden which is expertly manicured and stylishly planted out.

Of particular note here is a bed given over entirely to different species of Acers, and a sheltered seating area which is naturally great for outdoor entertaining.

The double garage, with service door to the side, is well maintained, has power and provides further off road parking to the front.

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

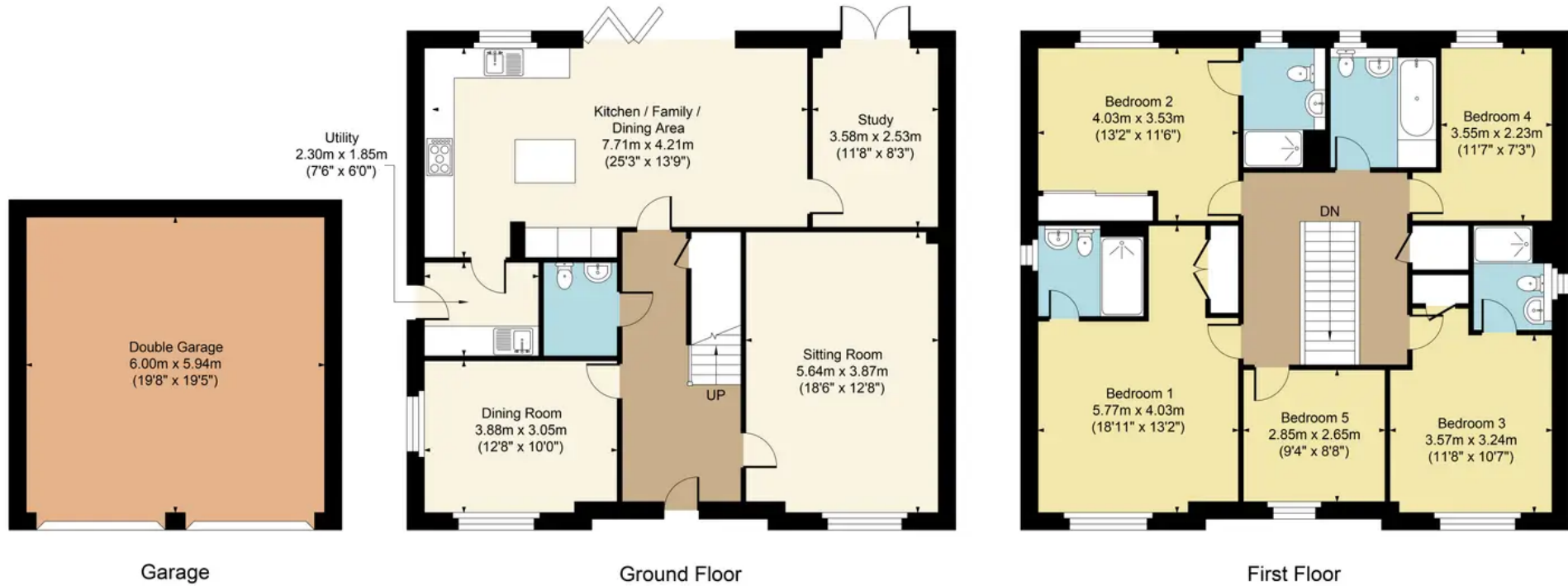
Moreton in Marsh has been a prosperous market town for many years - and the commercial tradition continues today, with weekly Tuesday markets and a thriving high street that provides residents with a wide range of amenities. The town enjoys excellent public transport links including a direct rail link to London Paddington (via Oxford), and amenities include two large supermarkets, two smaller food stores and a variety of tearooms, cafes, shops, pubs, hotels, library, post office North Cotswold Hospital, sports facilities and swimming pool. Moreton in Marsh has two primary schools in the town (St David's Church of England and Dormer House) and is within the catchment area for both Chipping Campden School and The Cotswold School in Bourton on the Water, both secondary schools.

8 Vanguard Way, Moreton GL56 0FN

Main House Approx. Gross Internal Area:- 191.29 sq.m. 2059 sq.ft.

Garage Approx. Gross Area:- 35.64 sq.m. 384sq.ft.

Total Approx. Gross Area:- 226.93 sq.m. 2443 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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