



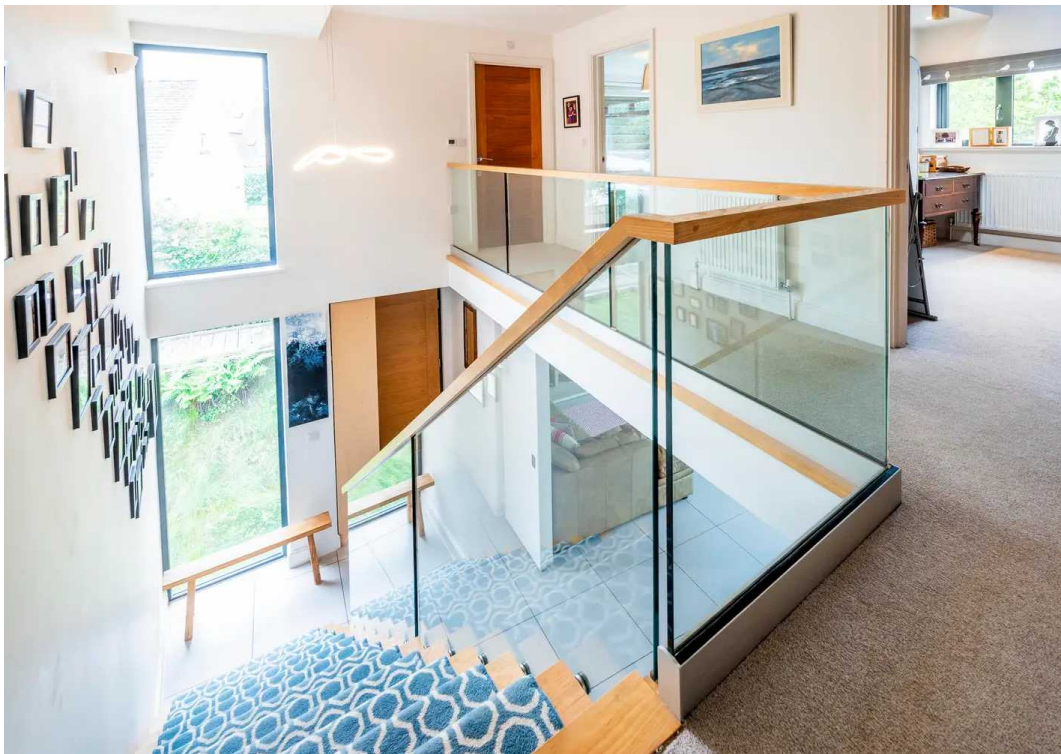
HARRISON
Sales &
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Telford House, The Tramway, Todenham Road.



Telford House lies at the end of a private driveway occupying a quite magical spot, tucked away from the bustling town, yet a stones throw from it. One of two architect designed houses completed in 2014 with an entirely different architectural language than is typical in the north Cotswolds, it has a contemporary feel and design which fits effortlessly in the immediate surroundings. Raised up above the ground on stilts, the house not only looks imposing, but genuinely fun and interesting. It also gives the occupier options in how and where they use entry and exit points. If you need to pull up in the car and get up to the raised first floor with no fuss then you can. If you have guests and you want them to use the more formal, raised walkway entrance, you can. In other words, you can be formal and entertain in this home, and you can enjoy the day to day and be practical too. The raised ground floor comprises a large living area, which flows from a hallway with cloakroom and abundant space for simply getting inside and kicking off shoes etc. (from here the stairs to the first floor also rise). The living area becomes open plan to the sleek and modern kitchen (complete with a hidden walk-in cupboard) and off this is a utility area with stairs down to ground level. Following through from the kitchen area, our clients have created an informal reception room - perfect for children or as snug or media room. This room gives access down to the garden level via a short deck and stairwell, and between this room and the living/kitchen area is a super, decked terrace from which to enjoy the south-westerly aspect. The terrace is accessed via both spaces with sliding glass doors and our clients note that when both doors are open on a sunny day, it is the most wonderful space in which to be going about family life or entertaining with friends. Equally, the internal sliding door between the entrance hall and between the snug room can be used to create more intimate spaces within the space. At ground level with stairs going up to the utility area is a further room which is currently used as a playroom but could equally be an additional bedroom or workspace.







On the first floor the house is equally as interesting and no less surprising. There are three bedrooms on this floor, one currently a guest room with super views over the gardens through a large floor to ceiling window, a family bathroom, plus a further two bedrooms with an en suite shower room. These two rooms are utilised as children's bedrooms and are open to each other via a standard doorway. They could be separated fully or made into one room if required. The second floor principal suite is accessed via another room which is cleverly used as a dressing room. From here, stairs rise to a sumptuous suite flooded with light. The large shower room is luxurious and could perhaps be configured to allow for a further bathtub if required.

The outside space is something equally as special. There is parking for several cars under the house and a further feature of this area is a covered storage area ideal for garden furniture and outdoor paraphernalia. The gardens are laid out in a series of "rooms" that have been carefully styled with lawns, raised planters, a decked seating area and patio seating area in front of the office/studio. At the end of the garden is an exquisite home office/studio which has been built to the highest specification. This is a superb place from which to work or use creatively. Last but by no means least our clients have utilised a parcel of land at the left hand side of the plot to create a beautiful raised bed area where they currently grow all manner of vegetables. It is a visually pleasing space that very much adds to the garden experience, and has a variety of uses depending on preference.

Throughout the property, careful attention has been shown to bringing in light from any possible point, and everywhere one looks there are well designed windows and apertures to do just that. With the trees and flora and fauna in full bloom, it is a remarkable space in which to be, and this agent highly recommends internal inspection to fully appreciate what this home offers.

Telford House, Todenham Road, Moreton, GL56 9NJ

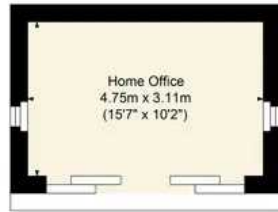
Main House Approx. Gross Internal Area:- 205.52 sq.m. 2212 sq.ft.

Carport Approx. Gross Area:- 24.05 sq.m. 259 sq.ft.

Canopy Approx. Gross Area:- 35.11 sq.m. 378 sq.ft.

Home Office Approx. Gross Area:- 14.77 sq.m. 159 sq.ft.

Total Approx. Gross Area:- 279.45 sq.m. 3008 sq.ft.



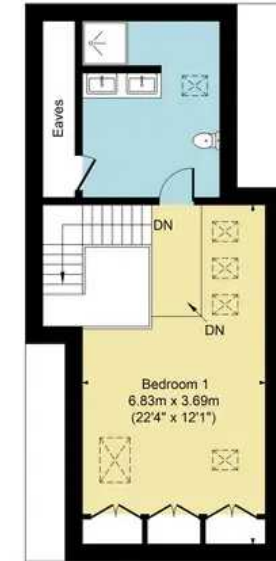
Home Office



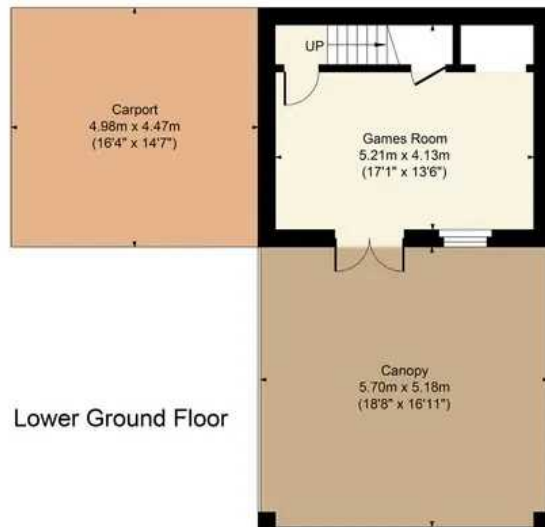
Ground Floor



First Floor



Second Floor



Lower Ground Floor

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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