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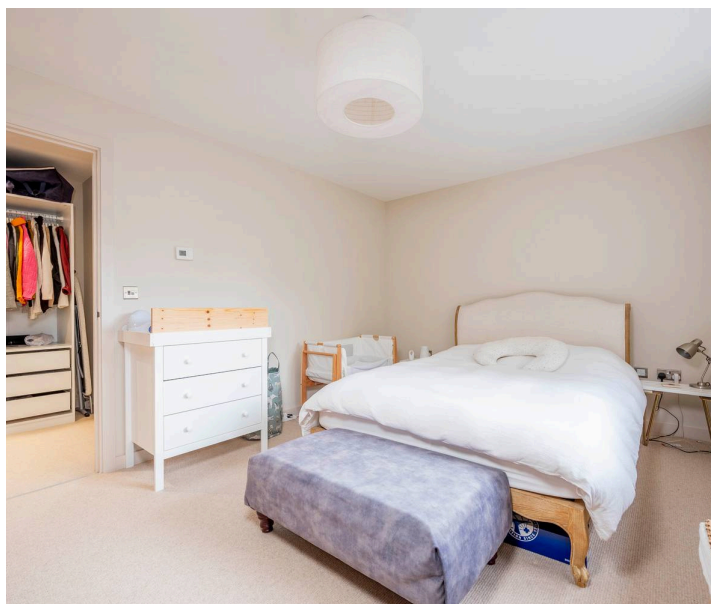
Hospital Road, Moreton-In-Marsh



Kiftsgate Cottage is a detached Cotswold stone house nestled in a quiet location on the sought after Hospital Road close to Moreton in Marsh high street. As you enter the property the light hallway welcomes you in and leads through to the living room, kitchen and downstairs WC. Throughout downstairs there is underfloor heating. The utility room has direct access to the rear of the property, while the modern integrated kitchen diner, with bifold doors leading to the south-west facing wrap-around garden, creates a seamless indoor-outdoor living experience.

The living room is light and airy benefitting from a large bay window, patio doors and a front window, all with modern fitted shutters. Going upstairs the property boasts two generously sized double bedrooms, each with its own en-suite bathroom, walk-in shower, and dressing room area.

The rear garden has a patio area and is laid to lawn with flower borders, south west facing and surrounded by mature trees and greenery providing a sunny private garden space. There is ample off street parking on a private driveway. The large single garage also has EV electrical charging facility. Access to the garage can also be obtained from the garden.



The property was built in 2022 and has NHBC warranty remaining.

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

Kiftsgate Cottage is conveniently located close to all local amenities, high street and railway station with direct links to Oxford and Paddington.



Main House Approx. Gross Internal Area:- 102.73 sq.m. 1106 sq.ft.
Garage Approx. Gross Area:- 18.03 sq.m. 194 sq.ft.
Total Approx. Gross Area:- 120.76 sq.m. 1300 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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