



HOLMANS
ESTATE AGENTS

1 St. Davids Walk, Moreton-in-Marsh, Gloucestershire. GL56 0LU

Guide Price £400,000, Freehold

Property Description

Positioned within earshot of the chimes of St David's church bells yet enjoying an oasis of calm in a discreet hideaway location in the centre of this popular North Cotswold market town, this deceptively spacious link detached two storey four bedroom townhouse was built in the 1980s and is strongly recommended for inspection by those looking for a retirement retreat on a level position close to all the amenities the town has to offer.

The property has an open plan living and dining room, a well fitted kitchen and a upvc double glazed conservatory extension to the rear offering direct access on to the beautifully developed and extremely private south facing garden.

On the first floor there are four bedrooms, three of which enjoy views over the garden.

The property is warmed with gas fired central heating from a combination boiler and upvc double glazing.

Externally, the property takes its name from a small walkway from Church Street which gives access to three properties, this being the first and a pair of semi detached properties further along. The property has two car parking spaces, one within its own garage in the corner of the garden and one in an allocated space within the communal courtyard to the rear where there is a private driveway with access to Grays Lane.

The property is positioned only a few minutes walk from the Manor House Hotel beyond which Moreton High Street offers a wide variety of shops, tearooms, hostelrys, restaurants, two doctors surgeries, local hospital, several supermarkets and the all important railway station with links to Oxford and London Paddington.

Accommodation Comprises

L Shaped Entrance Hall

Single radiator. Two double built in wardrobes with cupboards above.

Ground Floor Cloakroom

Two piece suite in white with wall mounted wash hand basin and close coupled low flush wc.

Open Plan Living Dining Room

(18' 09" x 16' 10" Max) or (5.72m x 5.13m Max)

Open brick fireplace (currently unused) with brick hearth and timber mantel. Telephone point. Sub floor radiator with grill above along the whole of the room. Twin hardwood framed double glazed patio doors one leading on to the garden and one into the rear conservatory. Double radiator. Easy staircase returning to first floor. Built in understairs cupboard.

Kitchen

(10' 0" x 9' 03") or (3.05m x 2.82m)

Fitted on two sides with granite style laminate work tops with inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. Split level Neff stainless steel gas hob with cooker hood above. Beko fridge freezer with integrated water dispenser. Hotpoint oven and Hotpoint microwave/grill. Integrated Bosch dishwasher. Eight base cupboards and ten matching wall mounted cupboards. Built in spice racks. Tiled surround to work surfaces. Concealed pelmet lighting. Single radiator. Louvred rear windows. Glazed door leading to rear conservatory.

Conservatory

(19' 05" x 7' 11") or (5.92m x 2.41m)

Upvc double glazed to two sides with particularly attractive outlook over enclosed south facing rear garden. Utility area with work top, two base cupboards and four wall mounted cupboards. Hotpoint washing machine and Bosch tumble dryer. Built in extractor. Two strip lights. Door to rear garden. Seven low level circular radiators.

First Floor Landing Area

Single radiator. Access to boarded loft space. Airing cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating.

Family Bathroom/W.C.

Four piece suite in white with bidet, low flush wc, enamelled steel bath and wash hand basin set into double cabinet. Double glazed Velux swing window. Three ladder style enamelled heated towel rails and radiators. Large dressing mirror with light above and double medicine cabinet. Part tiled walls.

Bedroom 1

(13' 04" x 9' 05") or (4.06m x 2.87m)

Attractive outlook over garden. Double radiator. Two double built in wardrobes with cupboards above.

Bedroom 2

(12' 04" x 9' 01") or (3.76m x 2.77m)

Single radiator. Built in bed head. Step in fully tiled shower cubicle with Triton Ivory 2 wall mounted electric shower. Ladder style heated towel rail and radiator.

Rear Bedroom 3

(8' 10" x 7' 06") or (2.69m x 2.29m)

Single radiator.

Rear Bedroom 4

(9' 05" x 7' 06") or (2.87m x 2.29m)

Single radiator. Attractive outlook over garden. Currently used as an office.

Outside

Rear Garden

(30' 0" x 30' 0") or (9.14m x 9.14m)

With a range of mature trees and shrubs. Patio area immediately adjacent to the back door. Lean to timber cabin. Gated access to pathway. Pergola and seating area to the rear of the garden.

Garage

(16' 06" x 7' 11") or (5.03m x 2.41m)

Metal up and over door. Power and light installed.

Side Passageway

It is understood that the whole of the side passageway is owned by this property with numbers 2 and 3 St David's Walk having rights of access over the same. To the front of the property is a block paved area also owned by this property with rights of access for numbers 2 and 3 to go to Church Street. To the rear of the main passageway there is a covered area adjacent to the garage which we also understand belongs to this property. A wrought iron gate leads to a communal courtyard area for parking with allocated parking for this property adjacent to the substation. There is then a private road leading to Grays Lane. NB. It is understood from the deeds that any maintenance for the courtyard area is borne by the four frontages and any maintenance to the pathway at the front is borne by the three frontages.



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Directions

From our Moreton in Marsh office turn left continuing across both mini roundabouts then turning left immediately after the Manor House Hotel into Church Street. Continue past the church carrying straight on at the following crossroads and after 20 yards turn left into a private graveled driveway. Continue to the following parking bay and the allocated space for this property is immediately in the right hand side. Continue through the arch and the entrance to this property is then on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		77
C		
(55-68)	56	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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