



HOLMANS
ESTATE AGENTS

38 Summers Way, Moreton-in-Marsh, Gloucestershire, GL56 0GA

Guide Price £595,000, Freehold

Property Description

Positioned to enjoy an attractive outlook over mature trees in the most popular road of this smart modern development, this detached, two-storey, three bedroomed executive family residence has been tastefully appointed throughout and is strongly recommended for internal inspection.

The stylish and contemporary refinements include light oak-style Karndeian flooring to the majority of the ground floor, louvered shutters to the majority of windows, and the garden has been screened with mature evergreen foliage, maximising the privacy in the attractive south-easterly rear garden.

The property has a through living room with double doors opening onto the garden, and there is an open-plan dining area and stylish fitted kitchen also with double doors onto the garden. The feeling therefore of the garden becoming another room to the property in the summertime is very real. The kitchen is of a stylish contemporary design, with many integrated appliances and lift up self-closing wall-mounted cupboard doors. There is also a separate utility room.

Beyond the rear garden, there is a double garage with remote controlled electronically operated roller shutter doors, electric vehicle charging point and a side courtesy door directly into the garden. There are two separate off-street parking bays to the front.

Only to be described further in superlatives, this is a stylish, modern home, with a genuine feeling of spaciousness and a light and airy ambience.

Summers Way is located to the east of Moreton-in-Marsh, just less than one mile from the town centre's famous High Street, with a wide range of shops, pubs, hotels and the all-important railway station with links to Oxford and London Paddington. The town has two primary schools and is within the catchment area for Chipping Campden secondary school.

Accommodation comprises:

Hall

(14' 0" x 9' 11") or (4.26m x 3.01m)

Light oak-style Karndeian flooring, easy staircase rising to first floor with batoned balustrade and oak banister, electric smoke alarm, thermostat for ground floor, single radiator.

Cloakroom

Two-piece suite in white, low-flush WC, wall-mounted wash hand basin, shaving mirror, single radiator, Karndeian flooring, built-in extractor.

Living Room

(21' 0" x 11' 2") or (6.40m x 3.40m)

Gas-fired cast iron wood-burning style stove set into chimney breast with slate hearth and oak mantle, fitted louvered shutters to front window and double French doors with matching side panels forming a picture window with easterly outlook over rear garden, TV aerial point, two single radiators, two ceiling light points.

Kitchen

(12' 10" x 11' 2") or (3.91m x 3.40m)

Granite-style laminate worktops fitted to three sides with inset 1.5 stainless steel sink unit with single drainer and swan-necked mixer tap, split-level ceramic hob with cooker hood above, two two-tier pan drawers and two smaller pan drawers, integrated dishwasher, double-height fridge, space for freezer, split-level Hotpoint glass fronted double oven. Five separate base cupboards and eight matching wall-mounted cupboards, seven with lift up self-closing fronts, slate-style laminate surround to worktops, twelve inset spotlights to the ceiling, built-in extractor, attractive outlook over rear garden.

Dining area

(14' 6" x 10' 6") or (4.42m x 3.20m)

Light oak-style Karndeian flooring, double French doors leading onto rear garden, two single radiators.

Utility Room

(5' 02" x 6' 11") or (1.57m x 2.11m)

Laminate worktop with inset stainless steel sink unit with single drainer and mixer tap, space and plumbing for automatic washer and space for tumble dryer, single base cupboard, wall-mounted Worcester Bosch gas-fired central heating boiler, single radiator, circuit breaker unit, side door.

Study/Bedroom 4

(10' 1" x 8' 4") or (3.07m x 2.54m)

Louvered shutters to window, single radiator.

Landing

Gallery-style landing with batoned balustrade and oak banister, access to loft space, airing cupboard with Santon Premier Plus pressurised hot water system, single radiator, separate airing cupboard with slatted shelves.

Master Bedroom

(21' 0" x 11' 2") or (6.40m x 3.40m)

With windows to both front and rear with westerly and easterly aspects respectively, both windows with louvered shutters, two single radiators, two doors onto the landing. N.B. This room was originally two bedrooms and has now been successfully transformed into one large bedroom. TV aerial point.

Ensuite

Three-piece suite in white, pedestal wash hand basin, low-flush WC, shower cubicle with fully tiled interior, glazed sliding doors and thermostatic shower unit, large shaving mirror with shaver point to one side, ladder-style heated towel rail and radiator, window overlooking rear garden.

Bedroom 2

(12' 2" x 10' 11") or (3.71m x 3.33m)

Three full-height built-in wardrobes with sliding, smoked glass mirrored doors, single radiator, window with louvered shutters.

Bedroom 2 ensuite

Three-piece suite in white, pedestal wash hand basin, low-flush WC, fully-tiled shower cubicle with glazed, sliding doors and thermostatic shower unit, large dressing mirror, shaver point to one side, ladder-style heated towel rail and radiator.

Bedroom 3

(14' 6" x 8' 6") or (4.42m x 2.59m)

Single radiator, attractive outlook over treescape, louvered shuttered window, single radiator.

Bathroom

Three-piece suite in white, pedestal wash hand basin, low-flush WC, handled panelled bath with hand held shower attachment and part-tiled surround, spotlights to the ceiling, built-in extractor.

Front Garden

Small front garden area with retaining stone wall and pediment surrounding front door.

Rear Garden

(30' 0" x 35' 0") or (9.14m x 10.67m)

Mainly lawned, with patio immediately adjacent to the property for al fresco dining. The garden is screened on two sides with established Photinia trees. The garden is boundaried by a stone wall on one side, the garage to the rear, and larch slat fencing to the south. There is a stable courtesy door directly into the garage and a side passageway with flagged area and gated access leading to the front, as well as an outside water tap.

Rear Elevation

Garage

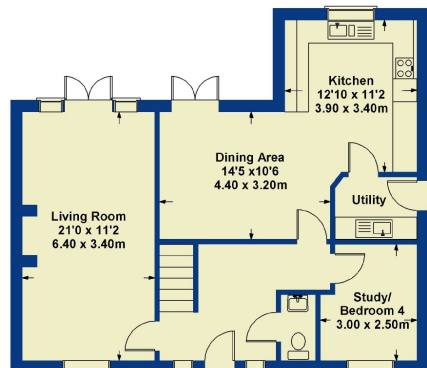
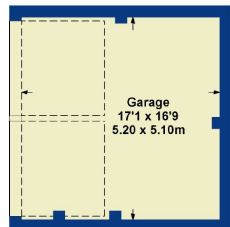
(17' 06" x 16' 10") or (5.33m x 5.13m)

Twin electronically operated remote controlled rollers shutter doors, truss rafter construction for storage if required, power and light installed, oak stable-style courtesy side door. Beyond the garage there is a tarmacked area for off-street parking for two further vehicles. Electric vehicle charging point.

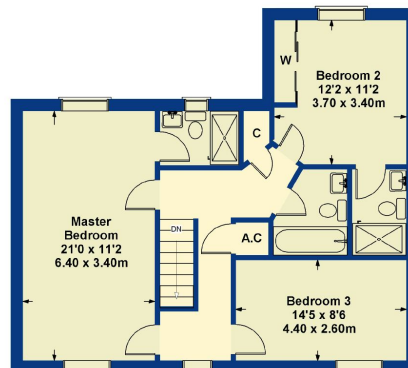


38 Summers Way

Approximate Gross Internal Area
1,845 sq ft - 171 sq m
including garage



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017



Directions

From our Moreton-in-Marsh office, turn left and at the first mini round-about turn left along the A44, continuing over the railway bridge and continuing on the same road, passing the playing fields on the right hand side, and just before Cotswold Business Village, turn left into Summers Way. The road bends round sharply to the left, and then to the right. This property is around 200 yards further along on the right hand side. There is a parking bay just before the property, or turn right immediately after the property and park on the first double driveway on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	77	
(55-68) 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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