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# 8 Blue Cedar Court, Stow Road, Moreton-in-Marsh, GL56 0FU

Guide Price £495,000, Freehold

## Property Description

Positioned in a small residential courtyard only a few hundred yards on a level position from one of the most famous tree-lined high streets in the North Cotswolds, this deceptively spacious semi-detached, three storey, three double bedroomed town house is recommended for inspection by those looking for a light and airy home with a sunny south facing aspect.

One can only be impressed by the size of the rear living room formed in open-plan with the smart modern kitchen and there are a trio of bi-fold doors to the rear, forming a picture window and an invitation to the well groomed rear gardens.

The well-equipped kitchen has granite work surfaces, integrated dishwasher and washing machine and a built-in oven and hob.

There is a closet on a each floor with a four piece bathroom suite on the first floor and an ensuite shower room to the master bedroom on the second floor. Both have rain shower heads and attractive ceramic tiling. Other added features include solid oak flooring to the whole of the ground floor for ease of maintenance and almost all internal doors are of engineered oak, adding a real touch of character. The property is warmed with gas fired central heating from a combination boiler and sealed unit double glazing.

The property has two allocated parking spaces within the courtyard to the front. Moreton-in-Marsh has a range of good quality shops, hotels, restaurants and hostelryes, there are two doctors surgeries, community hospital, several supermarkets and the all important railway station with links to Oxford and London Paddington.

## Accommodation comprises:

### Entrance Hall

(10' 05" x 8' 02") or (3.18m x 2.49m)

With solid oak floor, single radiator, easy staircase rising to first floor, with Nest remote thermostatically controlled thermostat.

### Ground Floor Cloakroom

With two piece suite in white, pedestal wash hand basin, close coupled low flush WC and ceramic tiled floor. Built in extractor, electric chrome ladder style heated towel rail and radiator.

### Kitchen

(12' 06" x 9' 09" ) or (3.81m x 2.97m)

With solid oak floor, granite work tops fitted to two sides with inset 1 1/2 stainless steel sink unit with integral rack to one side. Integrated Lamona washing machine, integrated Lamona dishwasher, split-level Bosch gas hob with externally ducted cooker hood above and built-in electric Circa-therm oven below. Seven further base cupboards, four matching wall-mounted cupboards, wall-mounted Worcester combination boiler for instantaneous hot water and gas fired central heating. Integrated five bottle wine rack, inset spotlights to ceiling.

### Rear Living Room

(18' 04" x 18' 03" ) or (5.59m x 5.56m)

With solid oak floor, double radiator and three bi-fold doors to the rear with exceptionally well-screened outlook over rear garden. TV aerial point and walk-in understairs cloakroom and storage area, range of integrated spotlights to ceiling.

### First Floor Landing Area

(20' 0" x 7' 05") or (6.10m x 2.26m)

With southerly aspected window and ample space for a desk if required. Door giving access to shelved storage cupboard with light.

### Front Bedroom 2

(12' 08" x 10' 07" ) or (3.86m x 3.23m)

With single radiator, sunny south facing aspect to the front and TV aerial point.

### Bathroom/Shower Room

(10' 07" x 6' 05" ) or (3.23m x 1.96m)

With chrome ladder style heated towel rail and radiator with electric back-up, four piece suite in white with panelled bath with corner wall-mounted shower spray, pedestal wash hand basin, close coupled low flush WC and shower cubicle with glazed sliding doors and integrated shower with rain shower head. Attractive tiled wall and large shaving mirror with integrated lighting.

### Rear Bedroom 3

(14' 08" x 9' 09") or (4.47m x 2.97m)

With single radiator, attractive outlook over rear garden and large built-in wardrobe with two hanging rails.

### Second Floor Landing

Door giving access to boarded loft storage area.

### Master Bedroom

(17' 01" x 15' 02") or (5.21m x 4.62m)

With Dormer window with views over roof tops to distant countryside, two single radiators and loft access.

### En Suite Shower Room/WC

With three piece suite in white, close coupled low flush WC, pedestal wash hand basin, shower cubicle with sliding doors and rain shower head. Medicine cabinet and shaving mirror with integrated light, chrome ladder style heated towel rail and radiator and Velux window.

### Outside

### Front Courtyard

The front courtyard is communally owned, graveled with two allocated parking spaces for this property and the benefit of an electric car charging point. There is a pathway to the side split between this and the adjacent property with each property owning the pathway on their side. Gated access leading to the rear of the property.

### Rear Garden

(35' 00" x 35' 00" ) or (10.67m x 10.67m)

Well manicured lawned area with flower borders and rockery to one side, patio immediately adjacent to the property for alfresco dining. Double timber cabin for outside store. Separate graveled area taking the late afternoon sun.

### N.B

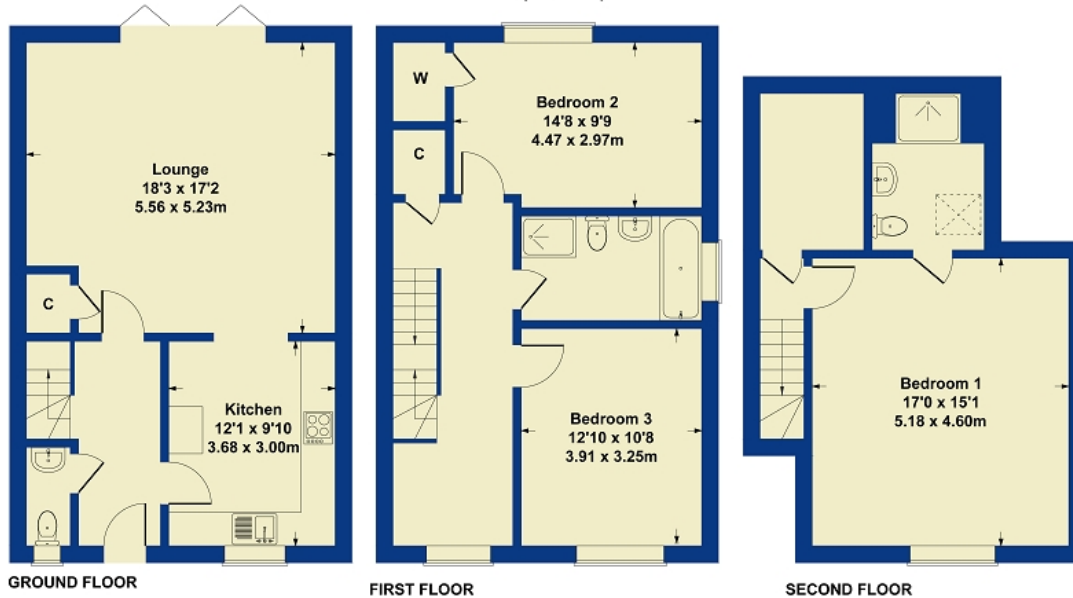
Whilst the property is freehold, there is an annual service charge of £275.00 for the maintenance of the communal areas.





## 8 Blue Cedar Court

Approximate Gross Internal Area  
1506 sq ft - 140 sq m



### 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.

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## Directions

From our Moreton-in-Marsh office turn left continuing south along the high street passing the Inn on the Marsh on the right hand side and after approximately 150 yards, the entrance to Blue Cedar Court is on the left hand side opposite a row of bungalows. The parking bays are numbered and the ones allocated to this property are around two thirds of the way along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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