



HOLMANS
ESTATE AGENTS

7 Stirling Way, Moreton-in-Marsh, Gloucestershire, GL56 0GS

Guide Price £575,000, Freehold

Property Description

Positioned on a corner plot on one of the most popular residential developments in the area, this detached two storey, double fronted, five bedroomed executive residence has been stylishly decorated throughout and is strongly recommended for internal inspection.

Double French doors leading from both the through living room and the large breakfast kitchen open on to the south facing rear patio and garden which creates a walk around effect incorporating the garden, into an additional room in the summer time.

Other features of the property include an outstanding breakfast kitchen which has been fitted with top of the range appliances including two Smeg ovens and a range of other built in appliances. There is an ensuite shower room to the master bedroom and two of the bedrooms incorporate full height built in wardrobes.

Outside the property benefits from a beautifully landscaped south facing walled rear garden incorporating a pergola and decking area and patio for alfresco dining. There is off-street parking for two vehicles in addition to a single garage with a remote controlled up-and-over door. Fashionable wrought iron fencing has been added to the front and side of the property adding a distinct touch of class.

Located to the east of Moreton-in-Marsh, this property is just under a mile from the High Street with local amenities including many coffee shops and tearooms, hostellers, boutique fashion shops, hotels and the all important railway station with links to Oxford and London Paddington. The town is further serviced by a supermarket, two convenience stores, two primary schools and is also within the catchment area of Chipping Campden secondary school.

Hall

(13' 0" x 10' 0") or ()

Ceramic tile floor, double radiator, easy staircase returning to the first floor and understairs storage cupboard with consumer unit.

Cloakroom

Two piece suite in white, low flush wc, pedestal wash hand basin, matching tile floor to hall, single radiator.

Living Room

(23' 04" x 11' 07") or (7.11m x 3.53m)

Attractive Cotswold stone fireplace with living flame gas fire, bay window with outlook to the front of the property and double patio doors with access onto the south facing rear garden, TV aerial point, telephone point, double and single radiator.

Dining Room

(11' 11" x 11' 09") or (3.63m x 3.58m)

Bay window, single radiator.

Kitchen

(15' 09" x 11' 10") or (4.80m x 3.61m)

Fitted on two sides with renewed quartz worktops with grey one and a half Asterite sink unit, twelve base units, integrated Zanussi dishwasher, integrated fridge and freezer, two built in Smeg ovens, split level five ring gas hob with cooker hood above. Six matching wall mounted cupboards, one housing a Potterton Promax gas boiler, four double electric points, ten spotlights to the ceiling, double radiator, matching ceramic tile floor to the hallway and double patio door on to the south facing rear garden.

Kitchen dining area

Utility Area

Matching worktops to kitchen, space and plumbing for automatic washer, one base cupboard, matching ceramic tile floor to the kitchen, three spotlights to the ceiling.

Landing

Double radiator, gallery style landing, access to loft space, built in airing cupboard with water cylinder and pressurised hot water system.

Master Bedroom

(12' 08" x 12' 0") or (3.86m x 3.66m)

Outlook over the rear garden, built in double wardrobes, dual aspect windows with partial privacy glazing.

En Suite

Three piece suite in white, low flush wc, wall mounted wash hand basin, double width shower cubicle with sliding glazed doors, thermostatic shower with rain shower head and quartz-style panelling. Two shaver points, extractor fan, spotlights to the ceiling and ceramic tile floor.

Bedroom 2

(12' 04" x 11' 09") or (3.76m x 3.58m)

Full height built in wardrobes, outlook over the rear of the property and a single radiator.

Bedroom 3

(11' 03" x 7' 08") or (3.43m x 2.34m)

Outlook to the front of the property, single radiator, windows with partial privacy glazing.

Bedroom 4

(10' 06" x 10' 0") or (3.20m x 3.05m)

Outlook to the front of the property, windows with partial privacy glazing, single radiator.

Study/Bedroom 5

(7' 10" x 6' 11") or (2.39m x 2.11m)

Outlook to the front of the property, single radiator and windows with partial privacy glazing.

Bathroom

Three piece suite in white, low flush wc, wall mounted wash hand basin, panel bath with hand held shower spray and mixer tap, chrome ladder style heated towel rail and radiator, full tile surround to the bath, five spotlights to the ceiling, single shaver point, extractor fan and ceramic tile floors.

Rear Garden

(37' 0" x 42' 0") or (11.28m x 12.80m)

Patio area immediately adjacent to the property with access from both the kitchen and living room via double patio doors which is ideal for alfresco dining, partly laid to lawn with attractive border surround with some mature shrubbery and seasonal plants, further patio area to the rear posing an additional alfresco dining option, gated access to two rear off road parking spaces and a single garage. Faux turf and corner sited pergola with decking base.

Garage

Single garage electronically remote controlled up and over door.

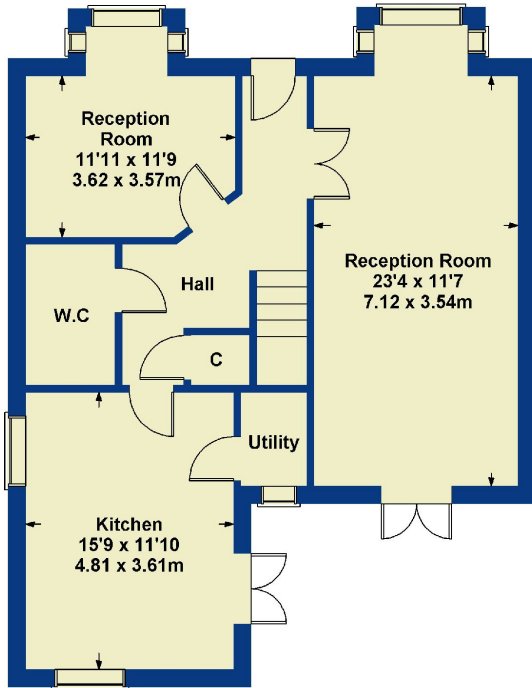
N.B.

There is a management company in charge of maintaining all communal areas within the development which includes gardening and tree management, with an annual service charge of approximately £190 per annum to the management company Remus Limited. Exact terms and conditions of this arrangement should be ascertained in pre-contract enquiries prior to exchange of contracts.

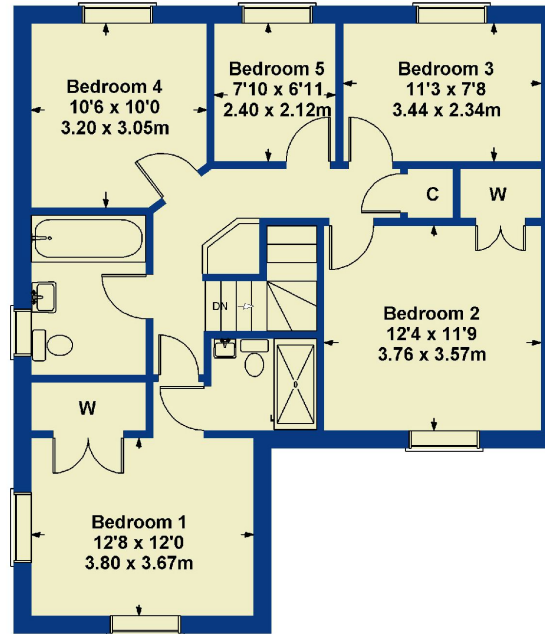


7 Stirling Way

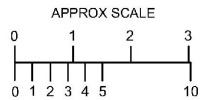
Approximate Gross Internal Area
1,584 sq ft - 147 sq m



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 left again at the first mini roundabout, proceed over the railway bridge for approximately 1/2 mile. Just before leaving the town and before the business park on the right, turn left into Moreton Park, follow the road around to the left into Summers Way and continue to its conclusion and then turning right onto Stirling Way, this property is then 100 yards on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A		92	(92+) A		93
(81-91) B	84		(81-91) B	85	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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