



**HOLMANS**  
ESTATE AGENTS

# 32 University Farm, Moreton-in-Marsh, Gloucestershire, GL56 0DN

Guide Price £375,000 Leasehold

## Property Description

Positioned only a few hundred yards from the centre of one of the most famous high streets in the north Cotswolds yet occupying an idyllic location with views over the tranquil water garden, this inner terrace, 2 storey, 2 double bedroom town house is available exclusively to those over 55 years of age and is strongly recommended for those looking for a retirement property on level ground.

The property forms an integral part of the University Farm complex with an onsite warden available most mornings and where there is also a communal swimming pool in a separate building with outside seating area which can be booked for special occasions.

The property itself has a light and airy ambiance and of spacious proportions making it easier for those looking to downsize their accommodation.

There is smart modern fitted kitchen with a range of integrated appliances, a through living room/dining room with dividing doors and a cosy rear garden room taking full advantage of the afternoon sun.

There is a combined ground floor cloakroom and utility area with a built-in washer dryer and at first floor level there is a spacious landing and both double bedrooms have built in wardrobes with the front bedroom enjoying the best views of the water gardens. The property is warmed with underfloor and ceiling heating, sealed double glazing and externally there is the advantage of its own garage and visitors parking area.

Moreton-in-Marsh is one of the traditional market towns with a tree lined high street with 2 large supermarkets, a wide range of shops, tea rooms and very close The Manor House Hotel. The town has its own community hospital and 2 doctors surgeries close to University Farm and the all important railway station with direct links to Oxford and London Paddington.

## Accommodation Comprises

### Entrance Hall

(8' 10" x 7' 2") or (2.68m x 2.19m)

With extra wide easy staircase rising to first floor, hard wood banister with barley twist balustrade.

### Walk-in Cloaks/Utility Room

With two piece suite in white, low flush w.c., pedestal wash hand basin with tiled splashback and dressing mirror. Housing in one corner for Jet System Zanussi built-in washer dryer with two cupboards above, large understairs storage cupboard with mains circuit breaker unit with underfloor and ceiling heating controls.

### Living Room

(16' 03" x 11' 09") or (4.95m x 3.58m)

With particularly attractive easterly aspect over treescape and duck pond. Moulded fire surround with composite marble hearth for electric flame-effect fire. Three wall-mounted uplighters, two lamp points, cornice moulded ceiling. Double doors opening in to central dining room.

### Central Dining Room

(11' 0" x 9' 05") or (3.35m x 2.87m)

Cornice moulded ceiling, three wall-mounted up-lighters, double doors to conservatory. Door leading to kitchen.

### Kitchen

(10' 04" x 9' 09") or (3.15m x 2.97m)

Fitted on three sides with laminate work tops with 1 1/2 inset stainless steel sink unit with single drainer and mixer tap. Inset Zanussi electric hob with cooker hood above, with split-level electric circatherm oven and grill to one side. Split-level fridge with freezer below. Double pan drawer, corner carousal unit, integrated Zanussi dishwasher, six further base cupboards, small breakfast bar. Two tier larder cupboard, seven matching wall-mounted cupboards. Outlook over rear garden.

### Garden room

(6' 11" x 8' 03") or (2.11m x 2.51m)

With ceramic tiled floor, westerly outlook over rear garden and cherry tree.

### First Floor Gallery Landing

With barley twist spindle balustrade, access to loft space partially boarded for storage with drop-down ladder, views over the duck pond. Ample room for study area to the front.

### Front Bedroom 1

(13' 03" x 11' 10") or (4.04m x 3.61m)

Engaging outlook over duck pond and treescape, double built-in wardrobe.

### Rear Bedroom 2

(11' 09" x 11' 03") or (3.58m x 3.43m)

Double built-in wardrobe.

### Shower Room/WC

With three piece suite in white, wash hand basin set on to double cabinet, close coupled low flush w.c., half tiled walls and cubicle with fully tiled interior and thermostatic wall-mounted shower. Large dressing mirror with light above, built-in extractor, renewed Heat Ray Heatrae Sadia Megaflo pressurised hot water tank.

## Outside

### Rear Garden

Small rear garden with flowering cherry tree and flower beds formed in open-plan with two adjacent properties. Boundary stone wall and gate giving access to rear driveway where there are two allocated visitors parking spaces.

### Garage

(16' 0" x 8' 0") or (4.88m x 2.44m)

The garage to this property is located in a bank of nine garages in a courtyard beyond and has a timber remote control operated up-and-over door, power and light installed.

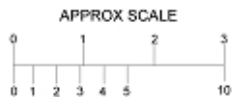
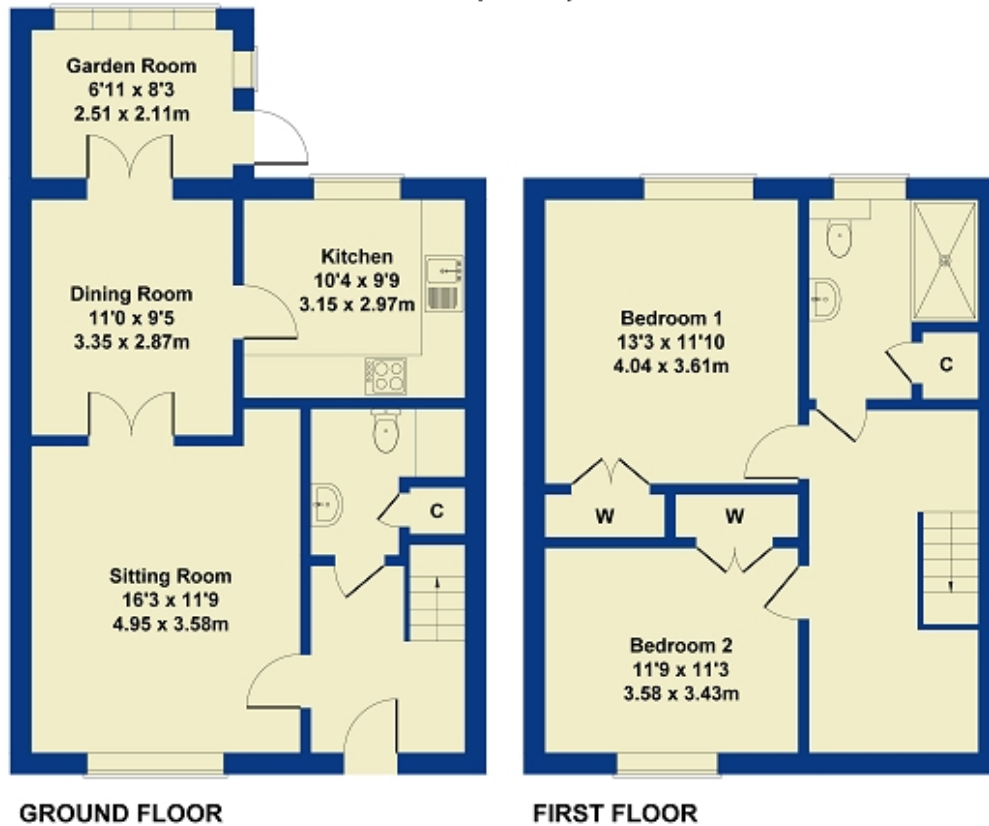
### Service Charge

The property is held under a 999 year lease from 1984 with an annual service charge of approximately £5,916 per annum payable quarterly. This includes an element for ground works, all general external building maintenance, buildings insurance, garden and communal lighting and the services of the site warden who has an office close to this property and who is available each morning. The service charge also includes access to the communal indoor heated swimming pool in the centre of the development which has its own changing room, shower, toilets and patio area.



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Approximate Gross Internal Area  
1119 sq ft - 104 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.



Produced by Potterplans Ltd. 2024

## Directions

From our Moreton-in-Marsh office, turn left continuing south along the high street continuing over two mini roundabouts and turning left opposite the Manor House into Parkers Lane. The first driveway on the right-hand side leads to University Farm and the main visitor parking area. Continue on foot retracing your steps across Parkers Lane through a small gate and this property is the second house on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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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