



**HOLMANS**  
— ESTATE AGENTS —



# 8 Nursery Close, Moreton-in-Marsh, Gloucestershire. GL56 9NH

Guide Price £675,000, Freehold

## Property Description

Positioned in a select residential cul-de-sac of only twelve houses and offering particularly stylish and thoughtfully planned living accommodation, this detached two storey four bedroom contemporary executive family residence was built in 2008 to a high standard and is strongly recommended for internal inspection.

Carefully preserved by the present owner, the property features a large rear conservatory extension creating a walkaround effect to both the spacious diner kitchen and the atmospheric living room. There is predominantly either Karndean or tiled flooring on the ground floor, Cotswold stone fireplace with gas fired stove in the living room, a stylish modern fitted kitchen with a good complement of integrated appliances, all engineered oak internal doors, a separate utility room, study and separate dining room (which could of course double as a ground floor bedroom if required). There is an ensuite shower room to the master bedroom, a four piece family bathroom suite and double built in wardrobes to three bedrooms. There is gas fired central heating, pressurised water system, sealed unit double glazing and the property enjoys a particularly attractive outlook to the rear over treescape and gardens.

Externally the property has off-street parking in tandem for two vehicles in addition to a single garage. There are gardens to both rear and side which have been professionally landscaped. A separate single driveway has been created to the left-hand side of the property.

Nursery Close is located just off Todenham Road allowing easy access to both the High Street and the town's railway station with links to Oxford and London Paddington. Moreton in Marsh is not only famous for its historic High Street, but there is a market every Tuesday and the town has its own community hospital and a wide range of shops, restaurants and hotels.

## Hall

(13' 4" x 7' 7") or ()

Ceramic tile floor. Easy staircase rising to first floor with battened balustrade. Single radiator. Telephone and ADSL point facilitating internet broadband at a speed of around 10-12 MB . Built in understairs storage cupboard.

## Ground Floor Cloakroom

(7' 9" x 3' 4") or ()

Ceramic tile floor. Two piece suite in white with low flush wc and wall mounted wash hand basin with tiled splashback and wall mounted mirror. Built in extractor. Single radiator.

## Living Room

(19' 7" x 11' 8") or ()

Light oak Karndean flooring throughout the whole room. Cotswold stone fireplace with elevated matching stone hearth and gas fired cast iron woodburner style fire. FM and TV satellite points, telephone point and three lamp points. Two ceiling light points. Two double radiators. Double doors opening onto rear conservatory.

## Dining Room

(11' 7" x 11' 9") or ()

Single radiator. Two lamp points. Windows to both front and side.

## Study

(9' 3" x 6' 8") or ()

Oak Karndean flooring. Telephone point. Single radiator.

## Kitchen

(17' 10" x 11' 7") or ()

Ceramic tile floor. Granite style laminate worktops fitted to two sides with split level Smeg stainless steel four ring gas hob with splashback and externally ducted canopied cooker hood above. Concealed pelmet lighting illuminating work surfaces. Stainless steel sink unit with water softener unit fitted below. Split level fridge with freezer below. All beech style fronted units incorporating ten separate cupboards and drawers and five matching wall mounted cupboards one housing Icos gas fired central heating boiler. Integrated dishwasher. Split level Smeg microwave with built in electric circathern double oven below. Inset spotlights to the ceiling. Double doors opening onto rear conservatory.

## Separate Utility Room

(8' 1" x 4' 11") or ()

Ceramic tile floor. Space for tumble dryer. Space and plumbing for automatic washer. Inset 1 1/2 bowl stainless steel sink unit with single drainer and mixer tap. Matching laminate worktops to kitchen. Double base cupboard. Single radiator. Access to driveway . Built in extractor and inset spotlights.

## Conservatory

(16' 9" x 10' 9") or ()

Ceramic tile floor. Double doors opening onto rear garden. Sloping ceiling and double glazed to three sides.

## First Floor Landing Area

Gallery style landing with battened balustrade and mahogany banister. All oak style Karndean flooring. Inset spotlights. Single radiator. Access to loft space. Built in airing cupboard with pressurised water system.

## Bedroom 1

(15' 7" x 11' 8") or ()

11' 8" partially apex ceiling. Windows in two directions with Northerly and Easterly aspects over gardens and treescape. Single radiator. Two double built in wardrobes. TV aerial point and telephone point.

## Ensuite Shower Room/W.C.

Three piece suite in white with low flush wc, wall mounted wash hand basin and delta shaped corner shower cubicle with tiled interior and sliding doors. Built in extractor and mirrored vanity cupboard. Ladder style chrome heated towel rail and radiator. Ceramic tile floor and half tiled walls. Built in shaver point.

## Front Bedroom 3

(12' 0" x 13' 7") or ()

Single radiator. Double built in wardrobe. TV aerial point and telephone point.

## Rear Bedroom 2

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

Attractive outlook over treescape and countryside. Double built in wardrobe.

## Bedroom 4

(8' 04" x 8' 08") or (2.54m x 2.64m)

Single radiator.

## Bathroom

Four piece suite in white with adapted panelled bath, low flush wc, wall mounted wash hand basin and fully tiled shower cubicle with folding glazed door. Ceramic tile floor. Part tiled walls. Ladder style heated towel rail and radiator. Mirrored vanity cupboard. Built in extractor and inset spotlights. Built in shaver point.

## Outside

## Front Garden

(17' 0" x 30' 0") or ()

Particularly well planted and landscaped front garden with slated base . Tarmac to the front and block paved driveway with parking for two cars in tandem.

## Rear Garden

(30' 0" x 50' 0") or ()

Well manicured lawned area with fencing surround and well planted borders.

## Side Garden

(17' 0" x 30' 0") or ()

Detached timber cabin. Gated access leading to Nursery Close. Ideal drying area with flagged and gravelled path. Elevated garden plot adjacent to the lawned garden.

## Garage

(17' 05" x 9' 03") or (5.31m x 2.82m)

Electronically operated remote control cedarwood up and over door. Side courtesy door. Trussed rafter construction for loft storage if required. Power and light installed.

## N.B

The roof has been protected with German snowguards to each elevation which also minimises the risk of snow falling on the conservatory.

## NB1

Nursery Close is a private road the responsibility of which is borne by the nine frontages. Prospective purchasers are advised to ascertain the exact terms and conditions of this agreement in pre contract enquiries prior to exchange of contracts.





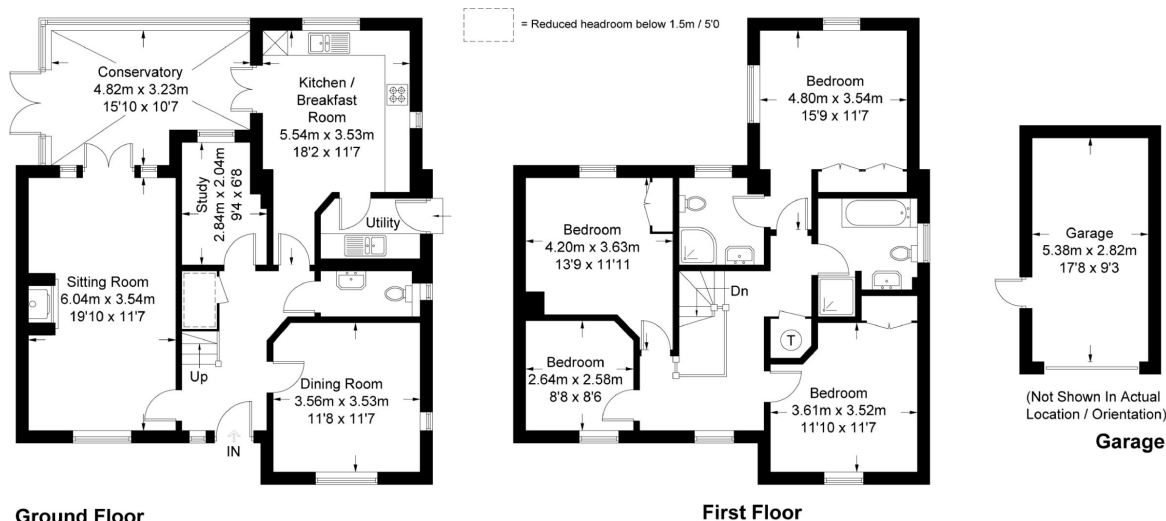


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### Directions

From our Moreton in Marsh office turn right and at the end of the High Street continue over the railway bridge taking the first turning on the right into Todenham Road and then the third turning on the right into Nursery Close. This property is then the first house on the left hand side.



Approximate Gross Internal Area = 166.0 sq m / 1787 sq ft  
 Garage = 15.2 sq m / 164 sq ft  
 Total = 181.2 sq m / 1951 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(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		
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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