



**HOLMANS**  
— ESTATE AGENTS —

# Sundown Cottage, Evenlode Road, Moreton-in-Marsh, Gloucestershire, GL56 0NJ

Offers Over £400,000, Freehold

## Property Description

Positioned on a fifth of an acre plot in a truly rural location with open views to both front and rear over countryside, this semi-detached two storey, three bedroom country villa is one of only four similar properties and offers every opportunity for those looking to improve a property to their own requirements.

The property is believed to date from the 1920s and has been occupied by the same family for the last 56 years. The property is built of traditional Cotswold stone and the double fronted accommodation allows for a separate lounge and dining room, a kitchen and utility room, a rear hallway and at first floor level there are three bedrooms and a bathroom/w.c.

The property is positioned on the very outskirts of Moreton-in-Marsh, just before Evenlode Main. The town has a strategically important location of where the Fosseway (A429) crosses the A44 with its famous tree-lined High Street, many artisan shops, hostels and restaurants, St Davids Primary School and the town is within the catchment area for Chipping Campden Secondary School. Moreton-in-Marsh has the all important railway station with links to Oxford and London Paddington.

## Accommodation comprises:

### Entrance Porch

With UPVC double glazed door, two oak shelves.

### Inner Hallway

With quarry tiled floor and staircase rising to first floor.

### Through Living Room

(15' 4" x 14' 4") or (4.68m x 4.37m)

Night store heater, fireplace with grate for real fire, built-in shelves to one recess of chimney breast and two painted ceiling beams.

### Front Dining Room

(11' 5" x 11' 6") or (3.48m x 3.51m)

Electric panel radiator, Parkray fire in stone fireplace with back boiler for domestic hot water.

### Rear Kitchen

(11' 5" x 3' 7" x 0' 0") or (3.48m x 1.10m x 00.00m)

With quarry tiled floor, stainless steel sink unit with single drainer. Single radiator and built-in shelved pantry cupboard.

### Kitchen Extension

(11' 10" x 4' 8") or (3.61m x 1.43m)

### Rear Hallway

With quarry tiled floor and built-in understairs storage cupboard.

### First Floor Landing Area

Rear window with open outlook over countryside. Night store heater.

### Front Bedroom 1

(14' 2" x 9' 10") or (4.32m x 3.0m)

Open outlook over gardens, arable land and paddock. Night store heater, walk-in wardrobe.

### Front Bedroom 2

(11' 7" x 9' 6") or (3.52m x 2.89m)

Open outlook over gardens and countryside. Built-in airing cupboard with foam lagged cylinder and immersion heater. Electric panel radiator.

### Rear Bedroom 3

(10' 11" x 5' 2") or (3.34m x 1.57m)

Open outlook over countryside. Electric panel radiator.

### Rear Bathroom

With three piece suite in white, low flush w.c., enamel steel bath, wash hand basin set in to double cabinet. Part-tiled walls and Dimplex electric convector heater.

### Outside

#### Front Garden

(40' 00" x 40' 00" ) or (12.19m x 12.19m)

Walled area with concreted pathway, boundary Cotswold stone wall. Graveled driveway with off-street parking for approximately four vehicles.

#### Rear Garden

(75' 00" x 60' 00"Max Max) or (22.86m x 18.29m Max)

With turning area immediately adjacent to the property. Garage-style building, dis-used pigeon loft and semi-detached garden shed (adjoins the property next door). Small conservatory-style building immediately adjacent to the property. Outside garden closest. Small patio.

## N.B

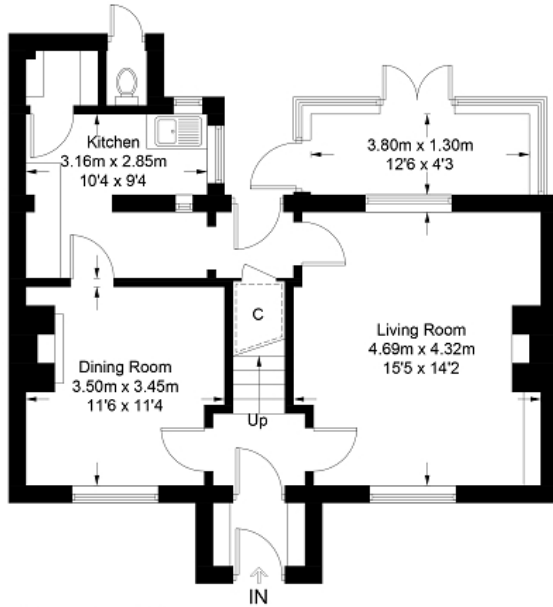
The property has its own private drainage system shared with the adjacent semi-detached house, the maintenance of which is shared between the two properties. There is an easement for the unattached neighbouring property by way of a drain beneath the rear patio.



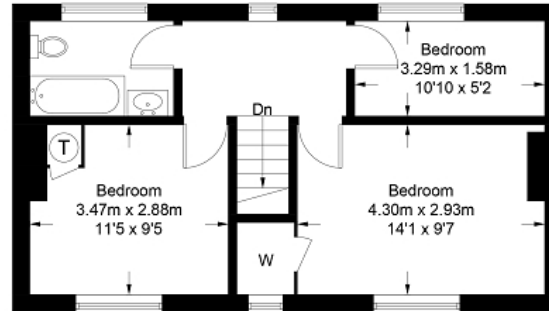




## Sundown Cottage, Evenlode Road, Moreton in Marsh, GL56 0NJ



**Ground Floor**  
58.5 sq m / 630 sq ft



**First Floor**  
42.5 sq m / 457 sq ft

Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft  
External WC = 0.8 sq m / 9 sq ft  
Total = 101.8 sq m / 1096 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1165752)

## Directions

From our office in Moreton-in-Marsh, turn left and at the first mini-roundabout turn left towards Chipping Norton along the A44 continuing over the railway bridge and after approximately a third of a mile, turn right in to Evenlode Road. Proceed along this road and after approximately a mile, this property will be located on the left-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>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	17	
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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