



**HOLMANS**  
ESTATE AGENTS

6a Davies Road, Moreton-in-Marsh, Gloucestershire, GL56 0HR

Guide Price £430,000, Freehold

### Property Description

Positioned at the end of a tree-lined crescent-style cul-de-sac to the east of this popular Cotswold market town, this detached, two-storey, three bedroom family home was built in 2015 to a good specification and is strongly recommended for internal inspection.

The property has a spacious living room with a full-width diner kitchen to the rear with a good compliment of units and integrated appliances and a full-height picture window with double doors leading on to the completely enclosed south facing rear garden.

At first floor level there are two double and one single bedroom (currently used as an office), an attractively tiled bathroom and an ensuite shower room to the master bedroom with a rain shower head.

The property has gas fired central heating from a combination boiler, UPVC double glazing, wood-style ceramic tiling to the majority of the ground floor and wet rooms and very importantly, off-street parking for two vehicles in block paved areas to the front.

Certain to be of appeal to the young and elderly alike, the house has clean smart lines and benefits from some recent redecoration.

Davies Road is in a quieter area away from mainstream traffic on the London Road and just over half a mile from the town centre with its famous tree-lined High Street where there are a wide range of shops and amenities, primary school and the all important railway with direct links to Oxford and London Paddington. The town is predominantly flat and has two good quality supermarkets, seven public houses, community hospital, two doctors surgeries and the town is in the catchment area for Chipping Campden secondary school.

### Accommodation comprises:

#### Entrance Hall

(15' 7" x 6' 8") or (4.76m x 2.03m)

With wood-style ceramic flooring, single radiator. Easy staircase rising to first floor with batoned balustrade. Understairs cloaks cupboard.

#### Ground Floor Cloakroom

With two piece suite in white, low flush w.c., wash hand basin set on to double cabinet with tiled splash back. Single radiator. Built-in extractor.

#### Living Room

(13' 6" x 14' 11") or (4.11m x 4.55m)

Single radiator, partial outlook over Davies Road.

#### Full Width Dining Kitchen

(20' 10" x 11' 5") or (6.36m x 3.48m)

#### Dining area

With full height doors and matching side panel giving access to south facing enclosed rear garden. Ceramic tiled floor to match hallway.

#### Kitchen Area

Fitted on all sides with wood-style laminate work tops. Ceramic hob, built-in electric circatherm oven below, built-in extractor. Corner sited combination boiler for instantaneous hot water and gas fired central heating. Integrated dishwasher and space and plumbing for automatic washer. Ten separate base cupboards, integrated spice rack. Full height fridge and freezer, pull-out larder cupboard with shelves. Eight separate wall-mounted cupboards. Attractive tiled surround to work surfaces with concealed pelmet lighting.

#### First Floor Landing Area

With access to loft space via drop-down timber ladder. Built-in cloaks cupboard.

#### Rear Bedroom 1

(9' 9" x 15' 9") or (2.98m x 4.81m)

Attractive light and airy room with southerly aspect over rear garden. Single radiator.

#### En- suite shower and w/c

With three piece suite in white, low flush w.c., pedestal wash hand basin, 1.37 metre wide fully tiled shower cubicle with rain shower head, attractive mosaic-style tiling and sliding glazed doors. Ceramic tiled floor, ladder-style chrome heated towel rail and radiator. Double mirrored vanity cupboard.

#### Front Bedroom 2

(9' 6" Min x 10' 1") or (2.89m Min x 3.07m)

Single radiator, open outlook to the front along Davies Road.

#### Family Bathroom/W.C.

With ceramic tiled floor, three piece suite in white. Low flush w.c., pedestal wash hand basin and enamel steel bath with wall-mounted shower attachment and folding glazed doors. Attractively tiled walls and chrome ladder-style heated towel rail and radiator, large shaving mirror.

#### Front Bedroom 3/Study

(9' 3" x 6' 8") or (2.83m x 2.02m)

Single radiator and built-in overstairs storage cupboard.

#### Outside

#### Rear Garden

(34' 5" x 16' 5") or (10.50m x 5.01m)

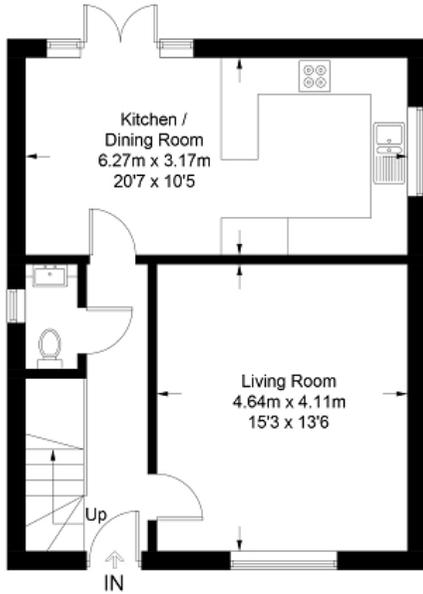
Flagged area immediately adjacent to the property suitable for alfresco dining. Timber cabin to rear, outside security light, outside power point, outside water tap. The garden is completely enclosed and safe for pets and children. Gated side access leading to front garden, leading to flagged area with a further gate leading to the front garden.

#### Front Garden

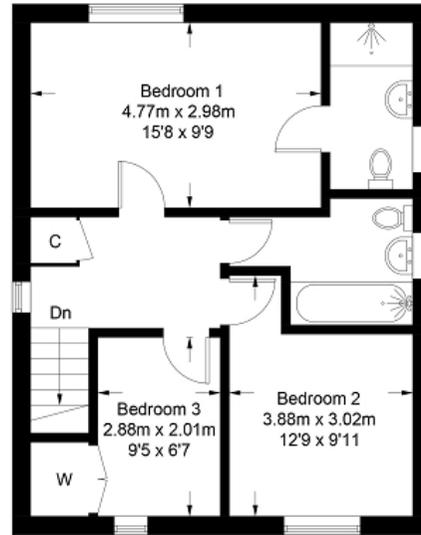
Small front garden enclosed with box hedge and immediately in front of the property there is an elevated flagged area with right of access over the adjacent property, Number 6's land to the front garden which is open-plan with box hedging and a substantial silver birch tree on which there is a tree preservation order. The two parking spaces allocated to this property are block paved areas immediately in front of 6A and the second parking bay is also in an open-plan block paved area with a white marked allocation.



**6a Davies Road, Moreton in Marsh, GL56 0HR**



**Ground Floor**  
50.3 sq m / 541 sq ft



**First Floor**  
50.0 sq m / 538 sq ft

Approximate Gross Internal Area = 100.3 sq m / 1079 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1199356)

**Directions**

From our Moreton-in-Marsh office, turn left and at the first mini roundabout turn left along the A44 towards Chipping Norton, continuing over the railway bridge then turning left opposite the playing fields in to Mosedale. Take the second turning on the left in to Davies Road, this property is at the end of the cul-de-sac on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(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.



**MISDESCRIPTIONS CLAUSE** We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

