



HOLMANS
— ESTATE AGENTS —

Stoneleigh, Todenham Road, Moreton-in-Marsh, Gloucestershire, GL56 9NJ

Guide Price £650,000, Freehold

Property Description

Located on a level position with a well-screened garden to the front, this deceptively spacious detached three bedroom true bungalow residence was built in the mid 1960s and now allows every opportunity for those looking to develop a property to their own requirements.

The property has a spacious entrance hall with original parquet flooring, a lounge with a homely woodburning stove, separate dining room and a spacious conservatory extension to the rear.

The property is warmed with gas fired central heating from a combination boiler and Upvc double glazed windows and doors.

Externally, the property has an attractive lawned front garden, well screened from the road and the rear garden has off-street parking for several vehicles and includes a large timber cabin suitable for a variety of purposes.

Stoneleigh is positioned mid-way between Blenheim Way and Nursery Close, around 1/4 of a mile from one of the most popular tree-lined High Streets in the North Cotswolds with a wide range of shops, amenities and hostellers, two supermarkets, two doctors surgeries and a community hospital. The town has its own primary school and is within the catchment area of Chipping Campden secondary school. Most importantly the town has its own railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Hall

(14' 3" x 10' 6") or (4.35m x 3.20m)

With original oak parquet flooring, wall-mounted air conditioning unit, single radiator with shelf above.

Front Living Room

(17' 11" x 10' 10") or (5.46m x 3.30m)

Dual-aspected room with northerly and westerly aspected windows, double radiator. Victorian-style cast iron fireplace with cast iron woodburning stove on Cotswold stone hearth. Four wall-mounted light points.

Kitchen

(17' 11" Max x 11' 02") or (5.46m Max x 3.40m)

With laminate worksurfaces fitted on two sides with inset stainless steel sink unit with single drainer. Rangemaster substantial five ring stove with electric plate and double oven, double width canopied externally ducted cooker hood above. Single radiator. Space and plumbing for dishwasher. Built-in pantry cupboard. Five base cupboards, two-tier larder cupboard, three matching wall-mounted cupboards. Space for fridge freezer. Built-in cupboard.

Separate Utility

(6' 8" x 5' 1") or (2.02m x 1.54m)

With wall-mounted Worcester combination boiler for instantaneous hot water and gas fired central heating. Door to side area.

Front Dining Room

(15' 10" x 13' 11") or (4.83m x 4.24m)

Dual-aspected room with northerly and westerly windows. Wall-mounted air conditioning unit, double radiator and separate Upvc double glazed door leading to front driveway. Range of inset spotlights to the ceiling.

Bedroom 1

(15' 04" x 9' 11") or (4.67m x 3.02m)

With full height mirrored doors dual wardrobe, single radiator. Northerly and westerly aspected windows.

Wet Room/WC

With two piece suite, low flush w.c., wall-mounted wash hand basin. Shower area with tiled surround, built-in extractor, shaving mirror, single radiator.

Bathroom/W.C.

With three piece suite. Handled panel bath, close coupled low flush w.c., wash hand basin set on to double cabinet. Large shaving mirror with strip light above. Single radiator.

Rear Study/3rd Bedroom

(10' 00" x 6' 08") or (3.05m x 2.03m)

Double built-in wardrobe. Access to loft space housing storage tank for water fueled by the two solar panels. Further access to rear conservatory.

Rear conservatory

(17' 11" x 8' 10") or (5.46m x 2.69m)

With ceramic tiled floor. Glazed on two sides, southerly and westerly aspected windows, correx ceiling and double glazed patio doors leading to driveway.

Bedroom 2

(11' 11" x 9' 08") or (3.63m x 2.95m)

With double radiator and access to hallway.

Outside

Rear Garden

With double driveway, also tarmaced area immediately adjacent to the property also for further parking if required. Garden plot surrounded by small walled area, aluminium framed greenhouse. Detached timber cabin (10.4 ft x 20 ft) with power and strip lighting installed and double entrance doors. The tarmaced drive to the side is owned by this property and is approximately 180 feet long x 10 feet wide over which the property to the rear of Stoneleigh has pedestrian and vehicular access. There is a garden plot to the westerly side with mature bushes, laurel hedgerow and a gated front driveway.

Front Garden

(60' 00" x 50' 00") or (18.29m x 15.24m)

Mainly lawned area with fencing to the front, garden bench and screened barbeque area.

N.B

The property is equipped with two water filled and four solar panels on the westerly-facing roof space but no information is currently available as to their output or efficiency.



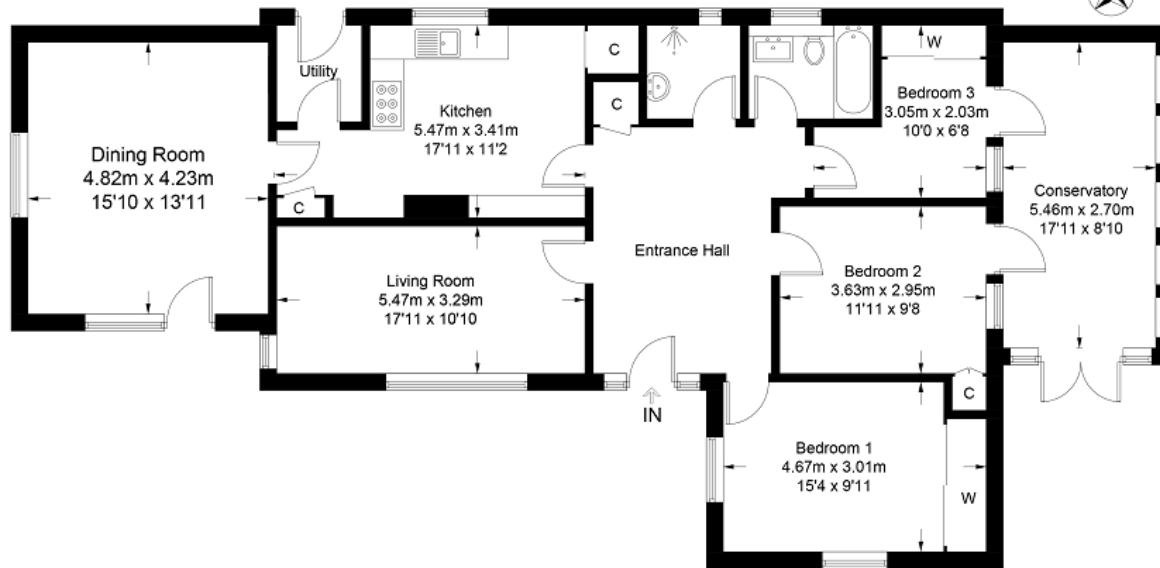



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1201635)

From our Moreton-in-Marsh office, turn right continuing North along the High Street and over the railway bridge taking the first turning on the right in to Todenham Road. Continue past Blenheim Way and the entrance to Stonmeleigh is then positioned around 100 yards further along on the right hand side, the name of the property is on the driveway. Either park on the road or continue along the driveway and park in front of the large timber cabin past the property on the left hand side. Access must be given at all times to the property at the end of the driveway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			81
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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