



**HOLMANS**  
ESTATE AGENTS

# 22 Oriel Grove, Moreton-in-Marsh, Gloucestershire. GL56 0ED

£435,000, Freehold

## Property Description

Positioned in a crescent style cul-de-sac around a central island treescape and offering stunning contemporary style accommodation, this deceptively spacious, inner-terraced, two storey, four bedroomed town house has been completely redeveloped over recent years and can only be fully appreciated by internal inspection.

Every fabric of the property has been enhanced and embellished by the present owners to whom the property pays the highest compliment. The property has stylish and easy to maintain limestone flooring throughout the majority of the ground floor, engineered oak internal doors and fashionable anthracite coloured UPVC double glazed windows. The garage has been replaced with a two-storey extension creating a new staircase and utility room and there is a full-width extension to the rear forming what only can be described as a state of the art living kitchen with a central podium, quartz worktops, a good range of units and integrated appliances, underfloor heating and triple bi-fold doors opening invitingly onto the easterly facing rear garden.

At first floor level there is a beautiful four piece bath and shower room suite and an ensuite shower to the master bedroom, both with rain shower heads and with the latter having a wall of fitted wardrobes. There are three double bedrooms and a smaller nursery bedroom which is currently used as a study for those looking to work from home or to have an office. The property is warmed with gas fired central heating from a combination boiler with particularly stylish column radiators to most rooms.

Externally the property has a stylishly landscaped garden with a small lawn and two patio areas for alfresco dining. The front garden is a smart block paved area with all important off-street parking for three vehicles.

Oriel Grove is one of the most popular areas in the town for families located just off Fossey Avenue which in itself is a cul-de-sac and has pedestrian access to St Davids Primary School and the high street, all on a level position. The town has one of the most famous treelined high streets in the North Cotswolds with a wide range of shops, amenities, hostels, two large supermarkets, a community hospital, two doctors surgeries and the all important railway station with links to Oxford and London Paddington. The town is also in the catchment area for Chipping Campden Secondary School.

## Accommodation comprises:

### Entrance Hall

(15' 10" x 8' 01" ) or (4.83m x 2.46m)

With limestone flooring, easy staircase rising to first floor with oak bannister and glass balustrade, all internal engineered oak doors and 16 foot high ceiling a light tunnel above, folding glazed doors leading into dining kitchen. Built-in understairs storage cupboard.

### Cloakroom

With two piece suite in white, close coupled low flush WC and wash hand basin set into cabinet, single radiator and stone floor.

### Open Plan Living Kitchen

(20' 04" x 18' 10" ) or (6.20m x 5.74m)

With limestone flooring throughout with electric underfloor heating and two further vertical column radiators. Kitchen area fitted on two sides with Howdens units, quartz worktops with integrated drainer and 1 and 1/2 Asterite sink unit with mixer tap. Full height integrated freezer and full height integrated fridge. Central island unit with split-level AEG induction hob, two tier pan drawer below with three further cupboards opposite and four unit corner breakfast bar. Split-level AEG combined oven, microwave and grill and built-in electric circa therm oven below. Seven further base units and four matching wall-mounted cupboards and integrated AEG dishwasher. Over the central island there is an externally ducted cooker hood. The dining area has ample room for a large dining table with a triple unit bi-fold door leading onto easterly facing rear garden with twin Velux swing windows above. Built-in separate cloaks cupboard.

### Front Living Room

(19' 00" x 10' 02" ) or (5.79m x 3.10m)

With antique style parquet flooring, with cast iron woodburning stove set on stone hearth and original chimney breast with oak mantle above, single column radiator.

### Utility Room

(11' 06" x 8' 0" ) or (3.51m x 2.44m)

With matching limestone flooring to the rest of the ground floor, oak-style laminate work top with inset stainless steel sink unit with single drainer and mixer tap. Double two tier storage cupboard, four separate base cupboards, housing for automatic washer and tumble dryer above and five matching wall-mounted cupboards. Skylight window and access to rear garden.

### First Floor Landing Area

With built-in airing cupboard with single radiator and Ideal combination boiler for instantaneous hot water and gas fired central heating.

### Family Bathroom/W.C.

With four piece suite in white, close coupled low flush WC, panelled bath with hand held shower attachment, wash hand basin set onto double cabinet, fully tiled shower cubicle with rain shower head, hand held shower spray and sliding glazed door. Large shaving mirror with integrated lighting, ladder-style chrome heated towel rail and radiator, double wall-mounted cupboard and part-tiled walls.

### Front Bedroom 3

(9' 01" x 12' 02"Max Max) or (2.77m x 3.71m Max)

With oak-style laminate flooring and attractive outlook over the central reservation and mature treescape in Oriel Grove.

### Rear Bedroom 1

(10' 09" x 10' 08" ) or (3.28m x 3.25m)

With oak laminate flooring, double radiator, two easterly aspected windows, one single and two double full height fitted wardrobes to one wall.

### En Suite Shower Room/WC

With three piece suite in white, close coupled low flush WC, wash hand basin set onto single cabinet with water softener, walk-in shower cubicle 5' 6" deep with rain shower head, hand-held shower spray and glazed screen, fully tiled interior, built-in extractor, ceramic tiled floor and almost full height column radiator, double wall mounted cupboard.

### Front Bedroom 4 /Office

(7' 02" x 5' 06"Min Min) or (2.18m x 1.68m Min)

With double radiator.

### Front Bedroom 2

(9' 10" x 12' 00" ) or (3.00m x 3.66m)

With double radiator and light oak-style laminate flooring.

### Outside

#### Rear Garden

(35' 00" x 40' 00" ) or (10.67m x 12.19m)

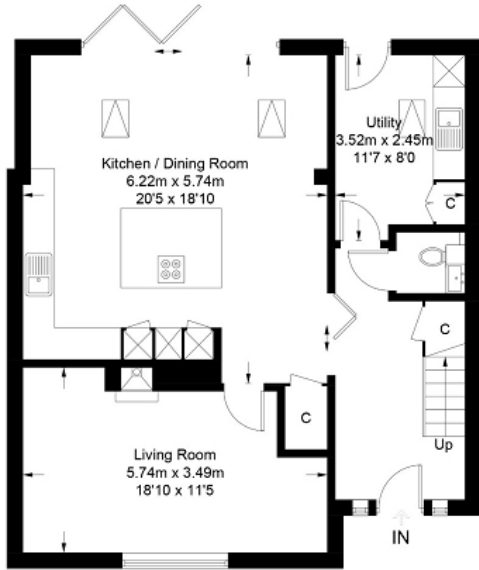
With Indian flagstone patio immediately adjacent to the property with square wood trimmed elevated lawned area with laurel hedgerow to the rear and corner matching patio ideal for taking the afternoon summer sun. Separate timber cabin approximately 48" x 66".

#### Front Garden

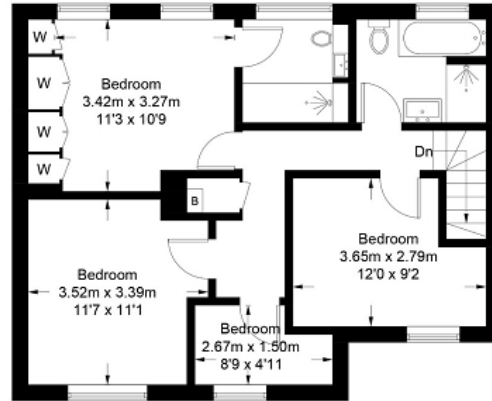
Block paved area with off-street parking for approximately three vehicles.



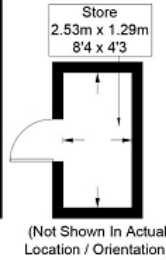
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**Ground Floor**  
76.3 sq m / 821 sq ft



**First Floor**  
56.5 sq m / 608 sq ft



Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft  
Store = 3.3 sq m / 35 sq ft  
Total = 136.1 sq m / 1464 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1015177)

**Directions**

From our Moreton-in-Marsh office, turn left and continue south along the high street into Stow Road, turning left opposite the Esso filling station into Fossey Avenue. Continue for approximately quarter of a mile as the road bends round to the left and Oriel Grove is the next turning on the left. When entering the crescent with the tree island in front, turn right and this property is a short way along 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>		81
(69-80) <b>C</b>	73	
(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.



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