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# Taylor & Fletcher



1 Triangle Cottages, Donnington, Moreton-in-Marsh, GL56 0XY  
Guide Price £420,000





# 1 Triangle Cottages

Donnington, Moreton-in-Marsh, GL56 0XY

*A substantial, 3 bedroom, semi detached house requiring complete modernisation and set in a lovely edge of village position adjoining open countryside.*

## Directions

From Stow-on-the-Wold head in a northerly direction on the Fosseyway (A429) and bear left signed Evesham and Broadway A424 (A44). Upon leaving the town take the first right turn signed Donnington ¾, upon entering the village, 1 Triangle Cottages is the first property on the right hand side of the road.

## what3words

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## Location

1 Triangle Cottages is situated on the edge of the popular and unspoilt village of Donnington with far reaching views over adjoining countryside. There are local facilities in the nearby towns of Stow-on-the-Wold (2 miles) which has a varied selection of shops, business and educational facilities and Moreton-in-Marsh (3.5 miles) which has a similar range of facilities together with a main line train station with a regular service to London Paddington via Oxford and Reading.

Bourton-on-the-Water is 5.5 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school and a public Sports centre.

Cheltenham, 20 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostleries, a multiplex cinema, together with the Everyman theatre as well as a number of annual festivals including the National Hunt and Literature, Music and Cricket festivals.

## Description

1 Triangle Cottages is a substantial semi detached house which according to the date stone was built

in 1943. It is constructed of brick under a tiled roof. It has comfortable accommodation with two reception rooms, kitchen and a single storey extension providing additional accommodation comprising a lobby, two storerooms and w.c. which lend themselves to being incorporated within the main accommodation if required. On the first floor there are three bedrooms all enjoying the views across the rear garden and the field beyond.

1 Triangle Cottages is set in a generous plot extending to 0.184 of an acre.

## Accommodation

### Entrance Canopy

Semi glazed and panelled front door, under stairs storage.

### Sitting Room

**16'9" x 11' (5.11m x 3.35m)**

Former fireplace (blocked off), flanked to one side by an arched display niche with shelving and cupboard below.

### Dining Room

**11' x 10'1" (3.35m x 3.07m)**

Former fireplace (blocked off).

### Kitchen

**12'10" x 6'4" (3.91m x 1.93m)**

Stainless steel sink unit with single drainer set in a wide surround with drawers and cupboards beneath. Space for dishwasher, cooker and below surface refrigerator. Further work surface with cupboards beneath and matching eyelevel cupboards above. Cupboard containing the electricity meter and fuse box.

From the kitchen, door to side lobby with door to the front garden.



**Storeroom 1**  
**9'1" x 5'9" (2.77m x 1.75m)**

**Storeroom 2**  
**10' x 6'2" (3.05m x 1.88m)**  
Casement window.

**Cloakroom**  
**4' x 3' (1.22m x 0.91m)**  
Low level w.c. casement window.

Stairs lead to the

**First Floor Landing**  
Airing cupboard with foam lagged copper hot water cylinder.

**Bedroom 1**  
**14'6" x 10'1" (4.42m x 3.07m)**  
Plus built-in cupboard with hanging rail.

**Bedroom 2**  
**11' x 9'11" (3.35m x 3.02m)**

**Bedroom 3**  
**11' x 6'8" (3.35m x 2.03m)**

**Bathroom**  
**5'8" x 6'2" (1.73m x 1.88m)**  
Comprising white suite with panelled bath, chrome mixer tap and Mira vigor electric shower, wash hand basin with chrome mixer tap and cupboard beneath, low level w.c., heated towel rail.

**Outside**  
1 Triangle Cottages is approached via a pedestrian timber gate across the front garden and a path to the front door and a secondary door leading to the side lobby. There is a reciprocal right of way between 1 and 2 Triangle Cottages.

The garden wraps around the property and is of a particularly generous size and mainly laid to lawn. It is bordered partly by Cotswold stone walling and part by post and wire fencing forming the boundary to the rear with the neighbouring field beyond. Greenhouse and two timber garden sheds.

**Section 157 restriction**  
1 Triangle Cottages was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority. It is understood that any purchaser who has lived or worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing.

**Services**  
Mains electricity and water. Private drainage, shared with adjoining property. Oil fired central heating. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

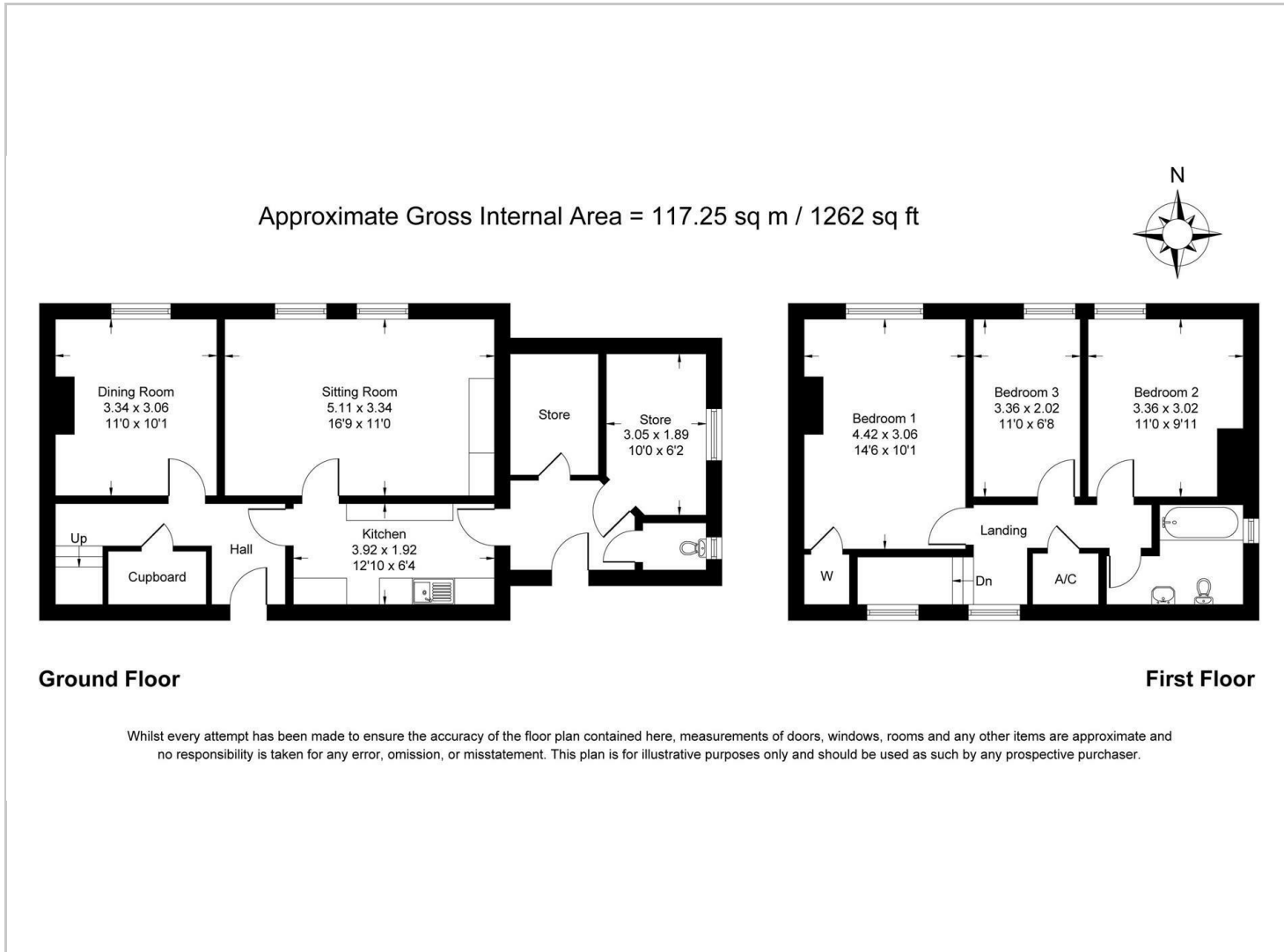
**Local Authority**  
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

**Council Tax**  
Council Tax Band C. Rates payable for 2024/2025: £1,848.84.

**Tenure**  
Freehold.



## Floor Plan



## Area Map



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	