



HARRISON
Sales &
Lettings
HARDEN

Viking Drive, Moreton-In-Marsh

Guide Price £550,000



A spacious and characterful Cotswold stone home, offering four double bedrooms, excellent living space, a generous garden and a peaceful woodland outlook. This attractive Cotswold stone home enjoys a peaceful position overlooking woodland and offers spacious, versatile accommodation throughout.

The heart of the home is the open-plan kitchen and dining area, which is wonderfully light and offers plenty of cupboard storage and space for family dining and entertaining. Bi-fold doors open directly onto the garden, creating a beautifully bright space and a great connection between the indoor and outdoor spaces.

The ground floor also features a dual-aspect living room, a useful home office and a utility room/downstairs WC, offering excellent flexibility for modern family life and working from home. Upstairs, there are four generous double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom with bathtub.

The garden is a real feature of the property. The fence has been repositioned to create a wider and more spacious garden, predominantly laid to lawn with plenty of room for relaxing and entertaining. A pergola with established wisteria adds character and provides a lovely spot to enjoy the garden.



To the front of the home is a driveway providing parking for two vehicles. In addition, the garage offers a versatile space with an additional door providing direct access to the garden. Currently arranged as a gym, the garage could be used in a variety of ways to suit the new owners.

EPC: B

Council Tax Band: E

Tenure: Freehold

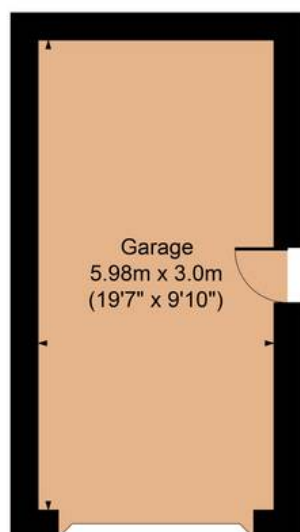
Maintenance fee: Approximately £250 Per Annum



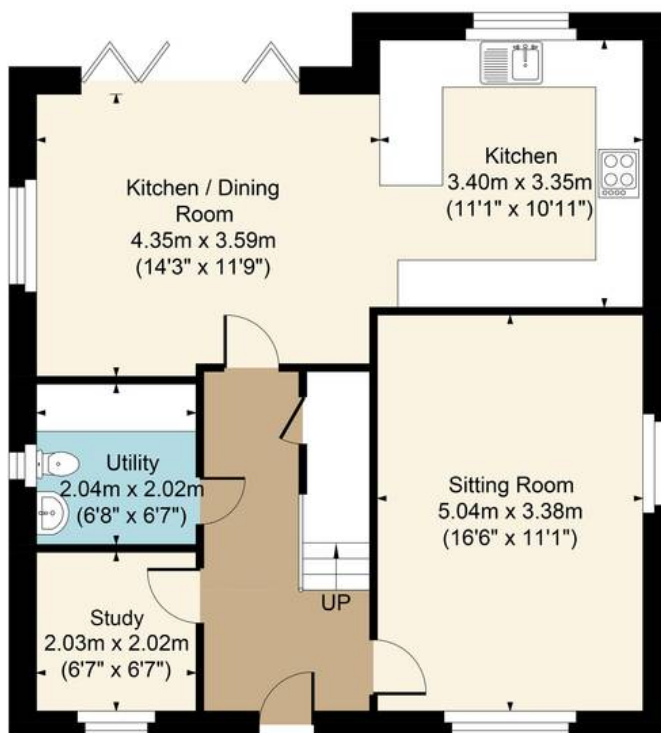


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

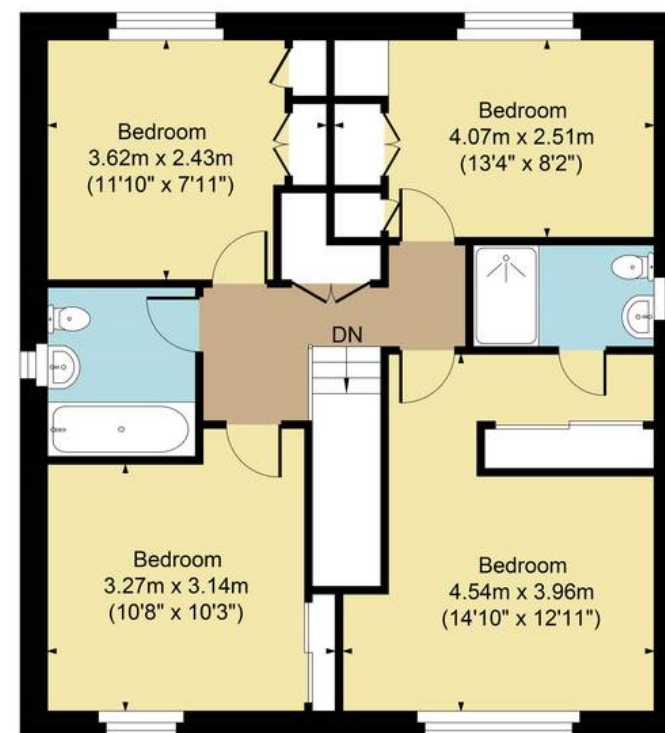
Main House Approx. Gross Internal Area:- 128.84 sq.m. 1387 sq.ft.
 Garage Approx. Gross Area:- 17.94 sq.m. 193 sq.ft.
 Total Approx. Gross Area:- 146.78 sq.m. 1580 sq.ft.



Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [---] Denotes restricted head height
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