



1 Newcroft Todenham Road, Moreton-In-Marsh

Guide Price **£525,000**



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Moreton-In-Marsh

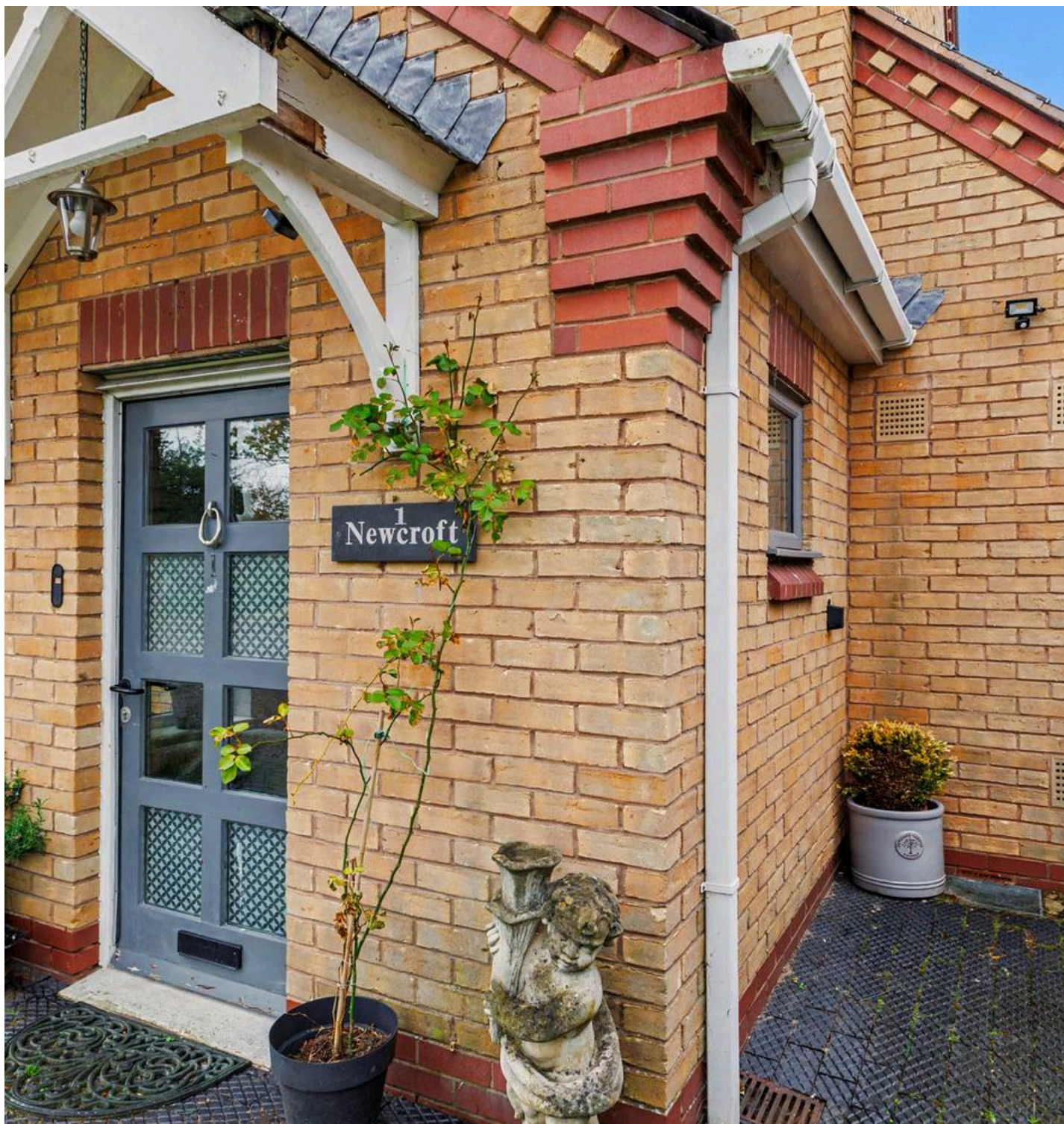
A characterful and versatile 3/4-bedroom semi-detached home, enjoying a pleasant outlook over fields and an enviable location just a short walk from Moreton-in-Marsh town centre and railway station, with direct rail links to Oxford and London.

Built in 1996 of solid brick construction, the property provides approximately 1,484 sq ft of well-proportioned accommodation, combining a practical layout with a warm and homely feel. The accommodation includes three double bedrooms, a further versatile study/child's bedroom, generous ground floor living space and a useful additional shower room.

The property has undergone a significant degree of refurbishment and improvement, including the installation of double-glazed windows and a downstairs shower room. A number of features have also been incorporated to improve accessibility, including widened internal doorways and a wide staircase.

Approaching the property, there is a generous front driveway providing ample off-road parking, together with a useful pitched-roof, brick-built shed/workshop offering excellent storage and potential for further use or extension, subject to the necessary planning permissions.





On entering the property, the vaulted entrance creates an appealing first impression. The hallway leads through to the flexible ground floor accommodation, including a generous dual-aspect, open-plan kitchen/dining room. French doors open directly onto the patio and south-westerly facing rear garden, creating a pleasant connection between the house and garden.

The bright sitting room has French doors opening onto the patio. The ground floor is completed by a newly fitted shower room with WC and wash basin.

The first floor is approached via a wide staircase, leading to a particularly generous landing with access to the loft space. The loft measures approximately 7m long x 3.9m+ wide and 2.3m high. Offering potential for conversion, subject to the necessary planning permissions and consents.

There are three good-sized double bedrooms, one of which benefits from built-in wardrobes. A fourth, smaller room provides useful flexibility and would make an ideal study, nursery or occasional bedroom.

The rear garden is generous in size and enjoys a south-westerly aspect. A veranda-style patio provides an excellent area for outdoor seating and entertaining, while side access leads through to the front garden and boiler room.

There is planning permission in place to drop the kerb at 1 Newcroft, creating a separate access to number 2. Cotswold District Council Application Ref: 24/00328/FUL.

Council Tax band: E - Tenure: Freehold

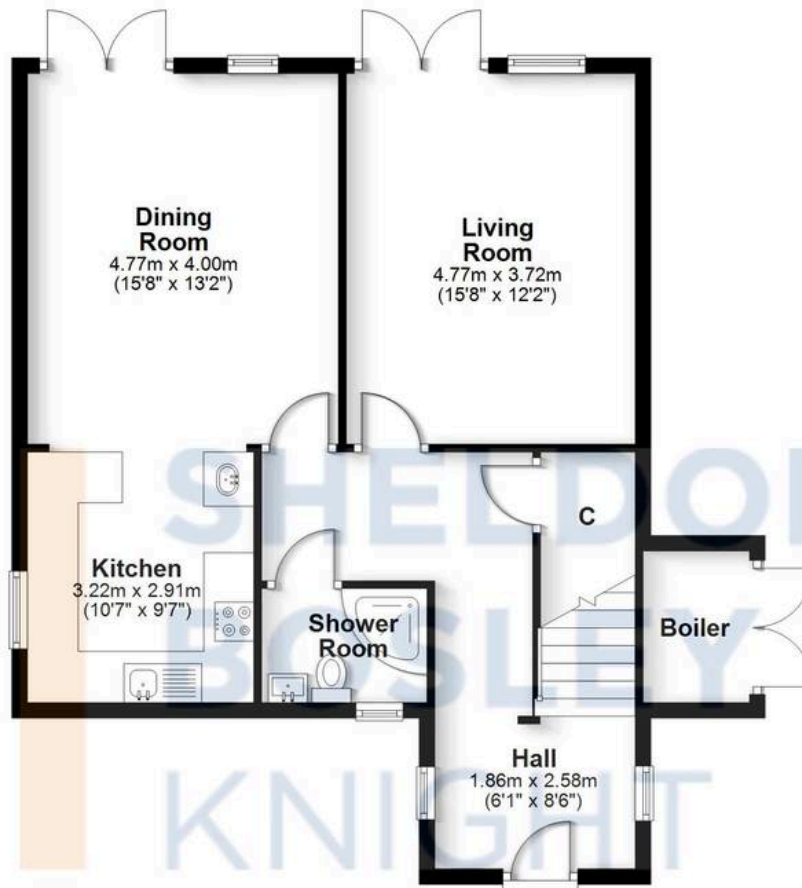
EPC Energy Efficiency Rating: C

- 1484 sq. feet of accommodation
- 3/4 Bedrooms - Nursery/Study Room - 2 Bathrooms



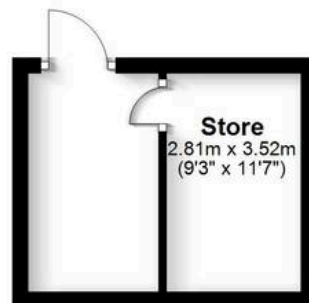
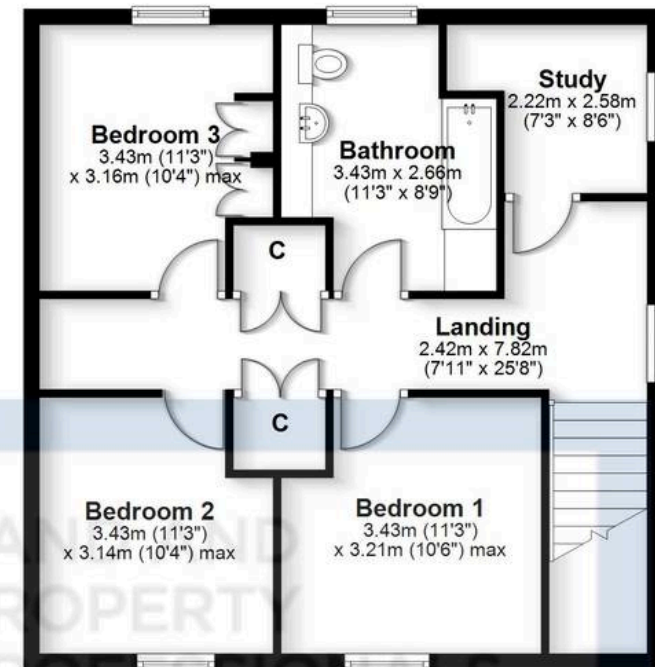
Ground Floor

Approx. 74.0 sq. metres (796.3 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.9 sq. feet)



Total area: approx. 137.9 sq. metres (1484.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.