



HARRISON
Sales &
Lettings
WARDLEY

Claudius Drive, Moreton-In-Marsh



This beautifully presented three bedroom, detached house is a striking example of modern living, constructed in classic Cotswold stone and finished to a high standard throughout. Built in 2025 and benefitting from a nine-year NHBC warranty, the property offers peace of mind for years to come.

This spacious home features a generous ground floor living space. Both the light and airy living room and the stylish open plan kitchen/diner have access to the well proportioned garden, creating a sense of harmony between indoor and outdoor living. Upstairs features three comfortable bedrooms, two double and a large single, a private en-suite to the principal room, alongside a well-appointed family bathroom.

Outside, the south facing garden has been fully landscaped by the current owner, providing a relaxing retreat, with plenty of sunlight throughout the day, making it ideal for summer gatherings or quiet mornings with a coffee. A private driveway for two cars, a garage, and an electric vehicle charging point add to the convenience of this home. With its attractive setting and thoughtfully designed outdoor space, this property is perfectly suited for those seeking both style and functionality, in a sought-after location.



Conveniently located close to local amenities and within easy reach of train links to both London and Oxford, this property offers a perfect blend of rural charm and urban connectivity.

Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

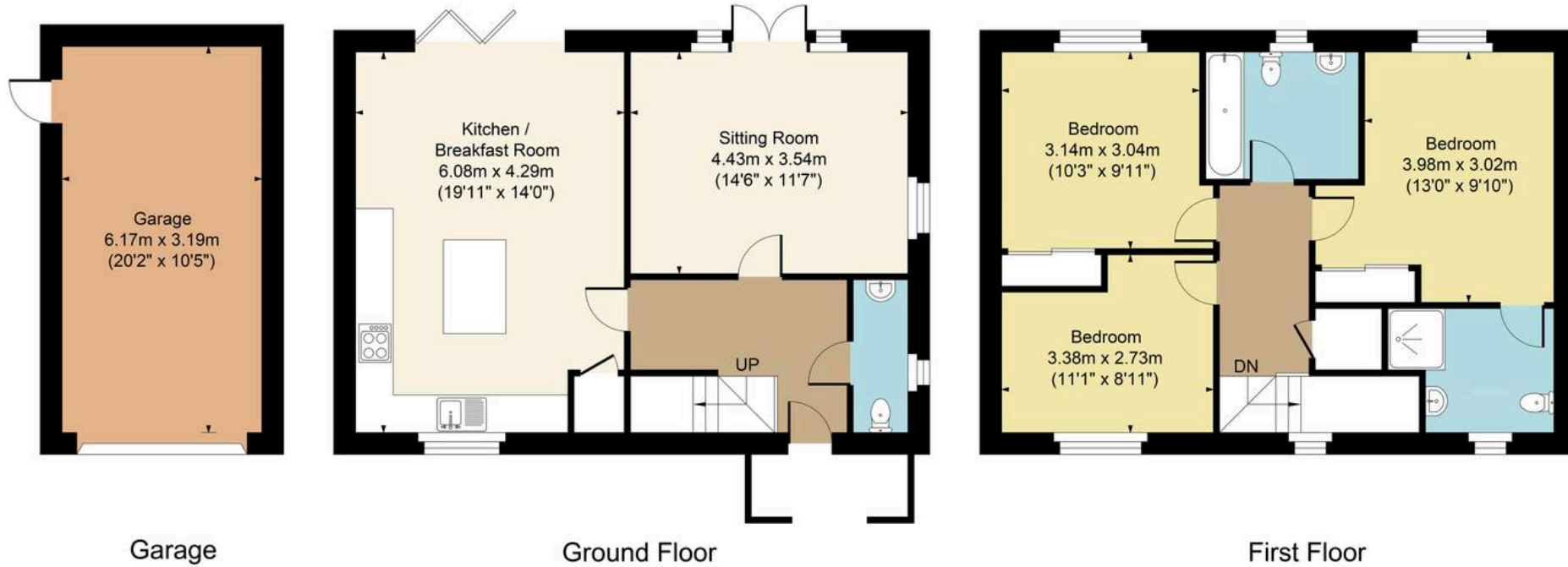
Council Tax: D

EPC: B

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Main House Approx. Gross Internal Area:- 107.25 sq.m. 1154 sq.ft.
Garage Approx. Gross Area:- 19.68 sq.m. 212 sq.ft.
Total Approx. Gross Area:- 126.93 sq.m. 1366 sq.ft.



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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