

HARRISON  
HARDIE  
Sales &  
Lettings



10b Stirling Way, Moreton-In-Marsh



This beautifully presented four-bedroom detached home boasts a charming Cotswold stone-effect façade and a thoughtfully designed layout that blends modern comfort with practical living. With its close proximity to the high street, vibrant transport links, and esteemed St. Davids School, this property promises not just a home, but a lifestyle tailored to both comfort and convenience.

Through the front door, you are greeted by a central hall, through the double doors on the left there is a bright dual aspect living room with double patio doors out into the rear garden. Off the hall to the right, there is a spacious and airy, modern kitchen, which benefits from integrated appliances; double oven, hob, dishwasher and large fridge; and ample space for a dining table and chairs. Through the kitchen and providing access to the rear garden, there is a utility room with space for large washing appliances and built-in storage. Completing the ground floor, there is a downstairs WC.

On the first floor, there are four bedrooms, three doubles and one single, and a contemporary, family bathroom. The principal bedroom benefits from a well proportioned, modern en-suite shower room offering comfort and convenience. Step outside into the private rear garden, framed with mature trees at the rear boundary, offering a peaceful and secluded retreat. Not to be missed is the studio/office situated in the corner of the garden. To the side of the house there is a private driveway for two cars, and a single garage with power and lighting.

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

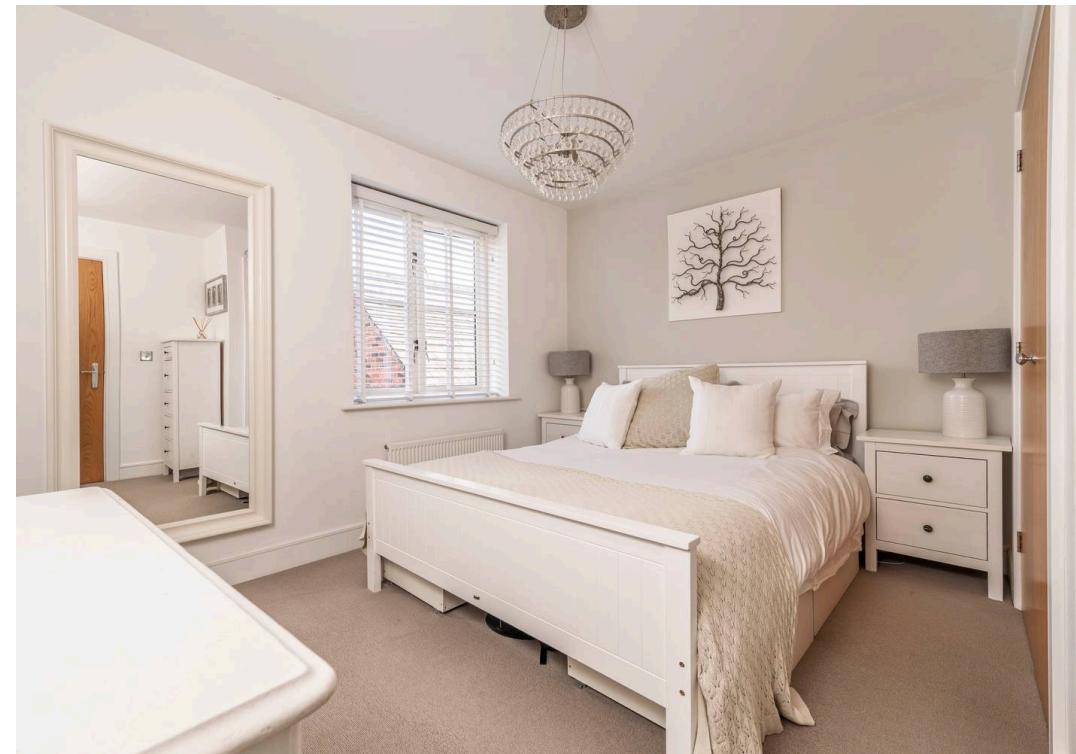
**Tenure:** Freehold

**Council Tax:** E

**EPC:** C

**Service Charge:** approximately £290 per annum

**What3Words:** //craftsmen.pillow.sped





Main House Approx. Gross Internal Area:- 115.32 sq.m. 1241 sq.ft.

Garage Approx. Gross Area:- 18.15 sq.m. 195 sq.ft.

Office / Gym Approx. Gross Area:- 10.55 sq.m. 114 sq.ft.

Total Approx. Gross Area:- 144.02 sq.m. 1550 sq.ft.



Garage

Ground Floor

First Floor

Office / Gym

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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