

HOLMANS
ESTATE AGENTS

Sheraton House, High Street, Moreton-in-Marsh, Gloucestershire, GL56 0AF

Guide Price £435,000, Freehold

Property Description

Positioned mid-way along one of the most famous tree-lined High Streets in the North Cotswolds and sandwiched between a tearooms and a restaurant, this deceptively spacious Grade II listed three-storey, two double bedroom period townhouse has been substantially extended and refurbished in the recent past and is strongly recommended for internal inspection.

Period features of the property include an atmospheric living room with stone mullioned windows to both front and rear and pointed Cotswold stone wall which, at one time would have been the outside wall to the property. There is a leaded paned mullioned window on the first floor bedroom and on the second floor the second bedroom has exposed purlins and A-frame roof timbers.

More contemporary refinements include a full width 20 foot kitchen extension to the rear, oak-style laminate flooring to the whole of the ground floor, gas fired central heating from a combination boiler, a stylish fitted kitchen with a good compliment of units and integrated appliances, some Upvc double glazing, a separate utility room with a ground floor cloakroom and a modern bathroom suite on the first floor.

Externally the property has a westerly-facing enclosed rear courtyard taking full advantage of the afternoon sun and its own summerhouse with southerly-facing windows and doors and an excellent compliment to alfresco dining in the summertime. Quite uniquely, there is a pathway to the rear of the garden allowing pedestrian access to Hospital Road.

The property is therefore ideal as a main home for those looking to live in the centre of Moreton-in-Marsh, a supplementary home or a property that would be ideal as an investment property or holiday let.

Accommodation Comprises

Open Entrance Porch

Shared with the adjacent property.

Sitting Room

(17' 9" x 12' 4") or (5.42m x 3.77m)
Ornamental fireplace with antique oak lintel, slate hearth currently with electric stove-style fire. Exposed beams to the ceiling with oak-style Karndean flooring. Returning staircase to first floor. Understairs storage cupboard. Mullion window formerly the external window to the cottage.

Utility Room

Light tunnel window. Laminate work top with space and plumbing for automatic washer. Inset stainless steel sink unit. Single base cupboard.

Ground Floor Cloak Room

Two piece suite in white. Low flush w.c. and pedestal wash hand basin. Built-in extractor and light tunnel.

Kitchen / Dining room

(13' 6" x 9' 10") or (4.12m x 2.99m)
Matching flooring to living room. Laminate work tops fitted to two sides with inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. Double radiator set in to Upvc double glazed westerly-facing bay window with well screened outlook over garden. Six base cupboards, integrated dishwasher. Split-level fridge with freezer below. Four wall-mounted cupboards. Ceramic four ring Lamona hob with electric circatherm oven below and externally ducted cooker hood above. Matching door with access to rear garden.

First Floor Landing Area

Wall-mounted Valiant combination boiler for instantaneous hot water and gas fired central heating.

Front Bedroom 1

(15' 6" x 11' 6") or (4.72m x 3.50m)
Built-in window seat below leaded small paned stone mullioned window with excellent outlook over High Street. Single radiator. Two built-in cupboards.

Bathroom/WC

Three piece suite in white. Pedestal wash hand basin, low flush w.c., handled panelled bath with shower screen and thermostatic wall-mounted shower. Built-in extractor. Chrome ladder-style heated towel rail and radiator. Dressing mirror with strip light and shaver point above.

Second Floor

Bedroom 2

(15' 11" x 10' 5") or (4.86m x 3.18m)
Width measured purlin to purlin with exposed A-frame painted roof timbers. Dormer window with leaded panes and outlook over High Street.

Outside

Rear Garden

(60' 0" x 13' 5") or (18.28m x 4.09m)
Block paved courtyard. Outside store, outside water tap. To the end of the garden there is a wrought iron gated access leading to a tarmac pathway giving direct access to Hospital Road.

Summer House/Home Office

(10' 11" x 9' 7") or (3.33m x 2.92m)
Converted from the stone building with full-height windows and one full-height window, matching door and two further windows all with south-facing aspect. 3.46 metre high apex ceiling with exposed purlins. One timber panelled wall.

N.B

There is a right of access over the courtyard in favour of Martha's Tea Rooms next door.

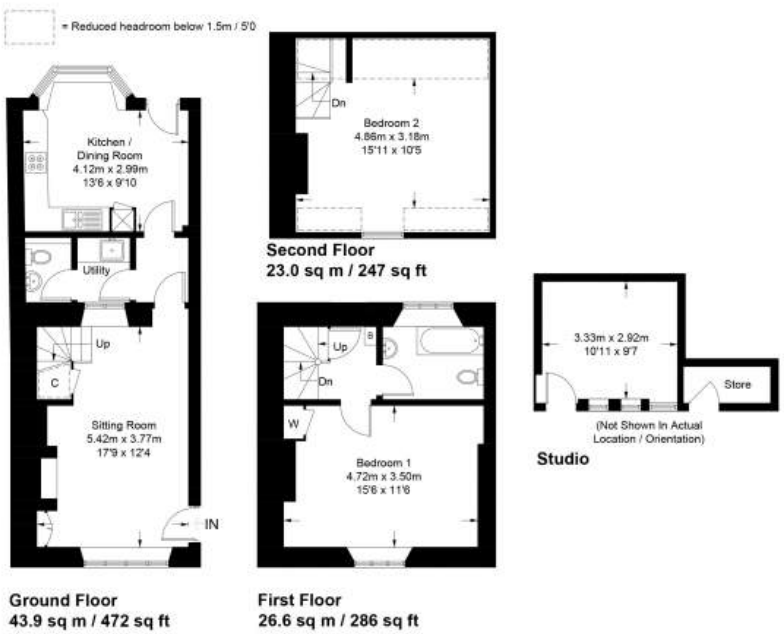








Sheraton House, High Street, Moreton in Marsh, GL56 0AF

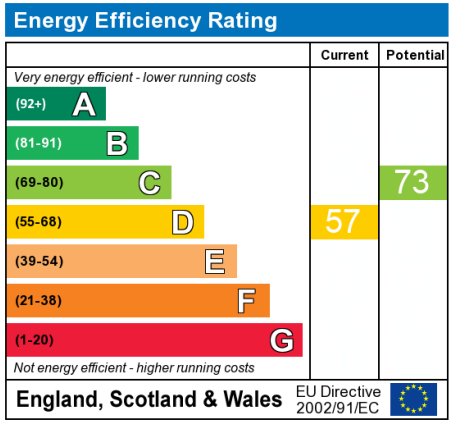


Approximate Gross Internal Area = 93.5 sq m / 1005 sq ft
Studio = 12.0 sq m / 129 sq ft
Total = 105.5 sq m / 1134 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1345028)

Directions

From our Moreton-in-Marsh office, continue on foot across the main road bearing slightly to the right, passing the war memorial on the left-hand side and straight on to Sheraton House. There is a communal porch shared with Martha's Tearooms and the front door to this property is then directly on the left.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

MISDESCRIPTIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLMANS ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX
Tel: 01608 652345

Email: sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

121 Park Lane, Mayfair, London W1K 7AG
Tel: 02074 098391