



Newcroft, Todenham Road, Moreton-In-Marsh

Guide Price **£562,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

1 Newcroft Todenham Road

Moreton-In-Marsh

Built in 1996 this well-presented, light and spacious 3 bedroom, solid brick house features spacious accommodation over two floors. It offers ample parking and attractive rear gardens. The house is conveniently located within walking distance of the town centre and mainline rail services to Oxford and London.

Upon entering, you are greeted by a large vaulted hallway with a useful walk-in storage cupboard and feature brickwork. The living room overlooks the garden with double doors out. The kitchen/ dining room has units to one end and a bright dining space with double doors to the garden. There is a downstairs shower room with a WC and vanity basin.

Upstairs, there are 3 double bedrooms, one of which has built-in wardrobes, and there are two useful storage cupboards accessed from the landing. There is a smaller room ideal as a nursery or study. The main bathroom is a good size. The landing also offers access to a large loft space, with ladder access, lighting, and it is boarded for storage. The loft space is approximately 7m wide with a height in the region of 2.3m, having potential for conversion, subject to planning.

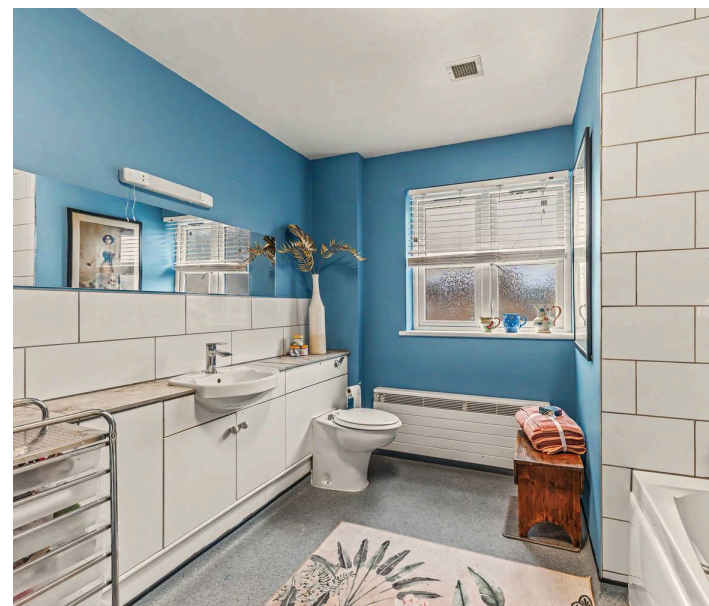




The rear garden is generous in size with a veranda, patio and various borders and beds. There is side access to the front with access to the boiler room. The house shares a septic tank with No. 2 Newcroft. The driveway accommodates parking for 4 cars, with the potential to create more parking and also separate access by dropping the kerb. There is a neat bin store, a large lawn to the front with the oil tank next to a substantial brick-built storage/workshop shed.

The property offers step-free ground-floor living with widened door access, making it well-suited to occupants with reduced mobility or accessibility needs. It also benefits from a 'grand', wider-than-average staircase, providing improved ease of access and movement throughout the property.

Please note that the property title and boundaries will need to be split from 2 Newcroft and amended during the conveyancing process in line with the image labelled:- Annex 1 - Location Plan, as shown in our details. There is planning permission in place to drop the kerb at 1 Newcroft, creating a separate access to number 1. Cotswold District Council Application Ref: 24/00328/FUL.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

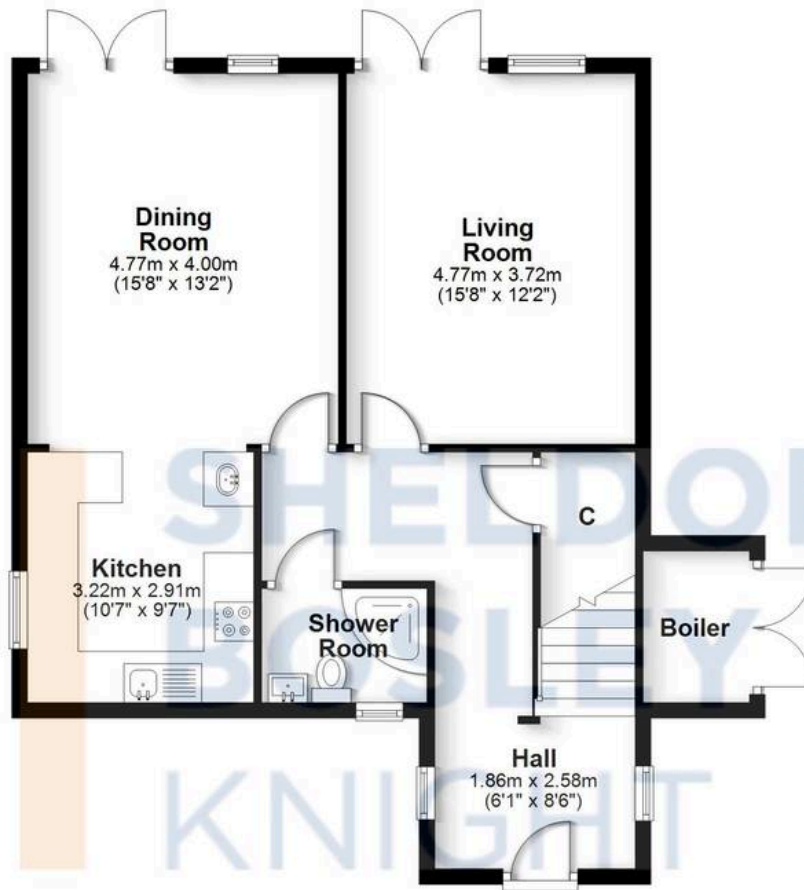
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



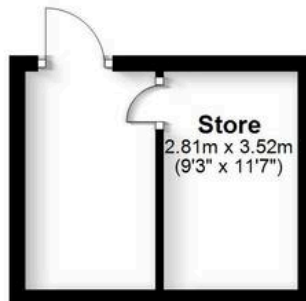
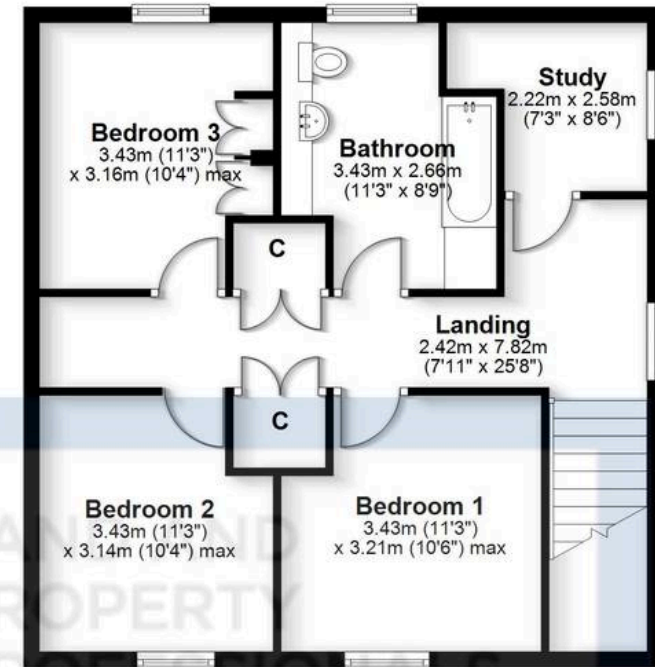
Ground Floor

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.



Sheldon Bosley Knight Shipston & Kineton

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/



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.