

established 200 years

Tayler & Fletcher



Little Barrow, Moreton-in-Marsh

Moreton-in-Marsh 2.5 miles - Stow-on-the-Wold 2.5 Miles - Chipping Norton 10 miles - Stratford-upon-Avon 19 miles - Cheltenham 22 miles - Oxford 30 miles

**2 Little Barrow
Nr Donnington
Moreton-in-Marsh
Gloucestershire
GL56 0XU**

**A RECENTLY RENOVATED THREE BEDROOM
SEMI-DETACHED HOUSE WITH FRONT AND REAR
GARDENS AND PARKING**

- Recently Refurbished
- Semi-detached
- Rural Location
- Sitting Room
- Kitchen/Dining Room
- Utility & Cloakroom
- 3 Bedrooms
- Bathroom
- Garden & Parking

Guide price £425,000

VIEWING Strictly by prior appointment
through

Tayler & Fletcher

Tel: 01451 830383

2 Little Barrow Cottage

is a substantial semi detached house constructed, principally of painted brick elevations set on a natural stone plinth, under a tiled roof. The cottage was built in the 1940's. It has an attractive front facade with a cut stone and painted brick gabled entrance porch flanked by double glazed windows and with a single storey extension built of matching materials, to one side.

The cottage has recently been renovated. The accommodation now comprises an entrance hall,

sitting room fitted with a wood burning stove, well fitted kitchen with fully integrated appliances, dining room with double doors leading to the rear garden with a separate utility room and cloakroom on the ground floor. On the first floor there are 3 bedrooms together with a family bathroom.

Outside there is a shared gravelled entrance leading to a parking area suitable for two vehicles together with a lawned area with flower and shrub borders. A path leads to the rear garden with a



terrace immediately abutting the rear of the house with the remainder of the garden waiting to be landscaped to a purchaser's requirements. The two side boundaries are post and timber fencing with an evergreen hedge to the rear.



Location

2 Little Barrow Cottage is situated in a rural location just off the A429 (Fosseway) and located between Moreton-in-Marsh (2.5 miles) and Stow-on-the-Wold (2.5 Miles).



Moreton-in-Marsh is a well known and busy North Cotswold market town situated at the junction of the Fosseway (A429) and the Oxford-Worcester trunk road (A44). The town has a wide range of shops and amenities providing everyday needs. There is a large market every Tuesday together with two supermarkets. In addition there is a recently built hospital together with a main line Train Station with a regular service to London Paddington via Oxford and Reading.



Stow-on-the-Wold is an attractive market town with the parish church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hostelrys and a primary school.

Cheltenham, 22 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.

Directions

From Stow-on-the-Wold head north on the A429 (Fosseway) towards Moreton-in-Marsh. After approximately 2.5 miles the property will be found on the right hand side set back from the road behind a tall hedge and identified by a Tayler & Fletcher for sale board.

Services

Mains electricity, water, gas and drainage are connected to the property. **Please Note:** We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase. Wall mounted gas boiler situated in the Utility Room.



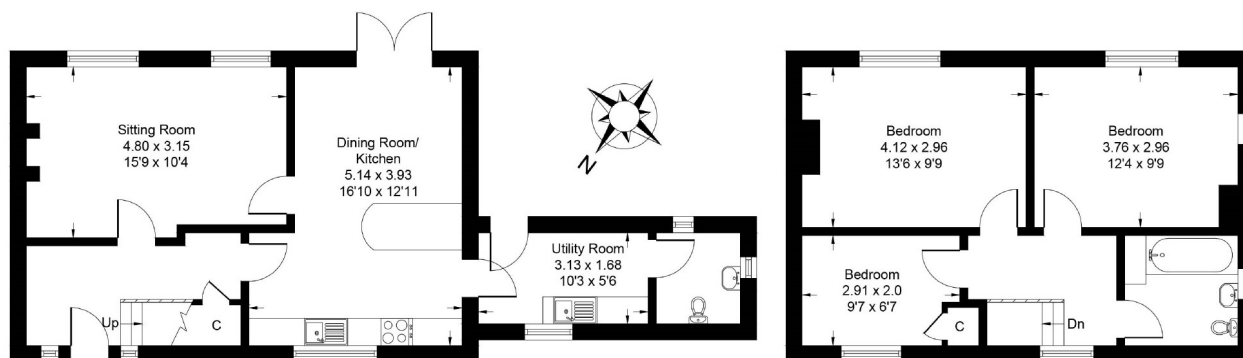
Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 623000.

Council Tax

Band D. Rates payable for 2020/2021 £1,754.28.

Approximate Gross Internal Area = 91.27 sq m / 982 sq ft



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Performance Certificate



2 Little Barrow Cottages, Donnington, MORETON-IN-MARSH, GL56 0XU

Dwelling type: Semi-detached house **Reference number:** 0977-2806-7737-2800-6915
Date of assessment: 06 July 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 09 July 2020 **Total floor area:** 90 m²

Use this document to:

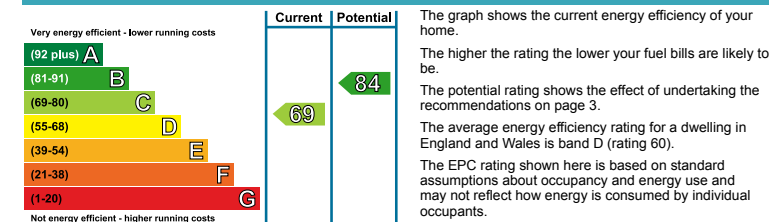
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,355
Over 3 years you could save	£ 414

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 213 over 3 years	You could save £ 414 over 3 years
Heating	£ 1,647 over 3 years	£ 1,518 over 3 years	
Hot Water	£ 303 over 3 years	£ 210 over 3 years	
Totals	£ 2,355	£ 1,941	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 153
2 Low energy lighting for all fixed outlets	£40	£ 168
3 Solar water heating	£4,000 - £6,000	£ 93

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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