

established 200 years

Taylor & Fletcher



Little Barrow Cottage, Nr 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

3 Little Barrow Cottage Donnington Nr Moreton-in-Marsh Gloucestershire GL56 0XU

A NEWLY REFURBISHED 3 BEDROOM SEMI-DETACHED HOUSE WITH GARDENS AND PARKING.

- Hall
- Sitting room
- Kitchen/Dining room
- Utility & Cloakroom
- 3 Bedrooms
- Bathroom
- Gardens & Parking

Guide price £375,000

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01451 830383

3 Little Barrow Cottage

Is a semi-detached house constructed of painted brick under a tiled roof. Thought to be built in the early 1950's, although the house has recently been completely renovated.

Accommodation which is arranged over two floors comprises a hall which leads onto the sitting room which includes a wood burning stove fitted in the fireplace. There is a well fitted kitchen/dining room with modern units and a pair of double glazed doors leading to the rear garden. In addition there is a utility room and separate cloakroom on the ground floor.

On the first floor there are three bedrooms together with a new bathroom.

There is gravelled parking to the front together with generous gardens to both front and 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 and 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 hostelryes, 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.

Accommodation

Heavy panelled front door

Staircase hall

Understairs storage cupboard. Telephone point.

Sitting room

Fireplace fitted with a wood burning stove set on a raised hearth. Television point, interconnecting door to the kitchen/dining room.



From the Hall door to the

Kitchen/Dining room

One and a half bowl stainless steel sink unit with single drainer and mixer tap in a wide surround with a range of cupboards and drawers beneath. Four ring gas hob with oven and grill below and extractor hood above, matching eye level cupboard. Integrated fridge and freezer. Breakfast bar with eye level cupboard and flanked to one side by the integrated fridge/freezer. Dining area with a pair of double glazed doors leading to the rear garden.



Utility room

Stainless steel sink unit with single drainer set in a wide surround, space and plumbing for automatic washing machine and separate dishwasher, eye level cupboard and separate cupboard housing the Vokera gas fired central heating boiler.

Door to

Cloakroom

Low level w.c pedestal wash hand basin with chrome mixer tap, heated towel rail.

From the Hall stairs with painted newel post balustrading and hand rail lead to the first floor landing, built in cupboard, access to the roof space.

Bedroom 1

Overlooking the garden.



Bedroom 2

Overlooking the garden.

Bedroom 3

Bathroom

Matching white suite comprising panelled bath with chrome mixer taps and shower attachment with glazed screen and tiled surround. Wash hand basin with chrome mixer tap, low level w.c chrome heated towel rail, vinyl floor.

Outside

3 Little Barrow Cottages is approached by a shared gravel drive leading to a gravelled parking area suitable for parking at least two cars set in front of the house.

The front garden is laid to lawn with a path leading to the front door and separate path leading to the side gate and rear garden.

The rear garden may also be approached from either the kitchen/dining room or alternatively the utility room where there is a concrete terraced area leading to the remainder of the garden which is laid to lawn and surrounded by 6' close board timber panel fencing.



Services

Mains electricity, water, gas and drainage are connected to the property. Wall mounted gas boiler situated in the Utility Room. **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.

Local Authority

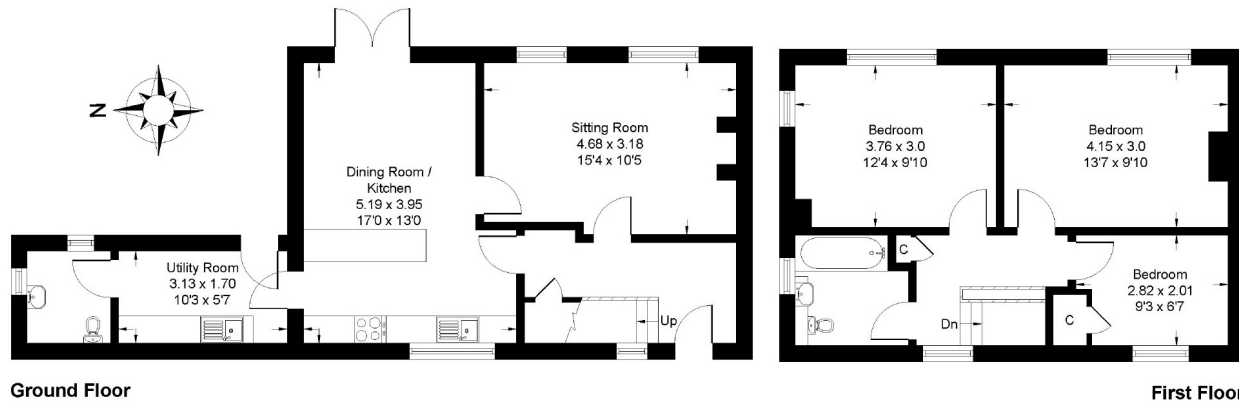
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.

Tel: 01285 623000.

Council Tax

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

Approximate Gross Internal Area = 91.95 sq m / 990 sq ft



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



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

Dwelling type: Semi-detached house **Reference number:** 2028-3025-7213-7710-1204
Date of assessment: 22 July 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 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

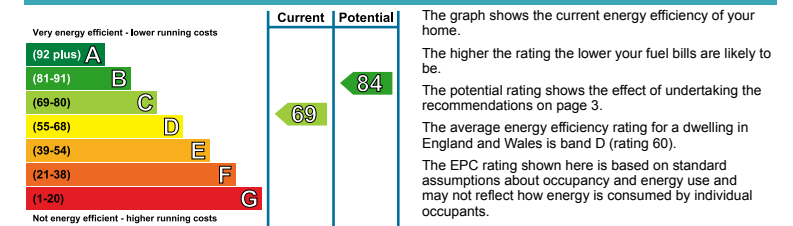
Estimated energy costs of dwelling for 3 years:	£ 2,355
Over 3 years you could save	£ 414

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 213 over 3 years	
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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