



HARRISON  
Sales &  
Lettings  
MORNINGTON  
MORNINGTON

**1 Croft Holm, Moreton-In-Marsh**  
Moreton-In-Marsh GL56 0JH

In Excess of £425,000



A well-presented 4 bedroom detached family house situated on a corner plot in a mature residential area of Moreton within easy reach of town centre amenities and mainline railway station to Oxford/London.

The ground floor accommodation briefly comprises: entrance hall with integral door into garage, sitting room, light and spacious kitchen/dining room with patio doors out to the rear garden, utility room with side door to garden, and downstairs wc. On the first floor there is a generous size principal bedroom with built-in wardrobes and en-suite shower room, two further double bedrooms, a fourth single bedroom and a family bathroom. Outside to the front there is a lawned area with off road parking for several vehicles and access to the single garage. The enclosed southerly facing rear garden is very private and initially laid to patio with the remainder being lawned with well-stocked flower borders.

EPC Rating: C

Council Tax Banding: E

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



Moreton in Marsh is a north Cotswold town offering a broad range of local amenities, with library, post office, primary school, North Cotswold Hospital, sports facilities and swimming pool open to the public at the renowned Fire College, pubs, hotels and many specialist shops. Moreton in Marsh is also host of the largest street market in the Cotswolds which runs every Tuesday, is a stones throw away from Batsford Arboretum and the Cotswold Falconry Centre, with the award winning Daylesford Organic Farm and Stores just around the corner. Moreton In Marsh also has its train station, with a direct line running regularly between Worcester and London Paddington.

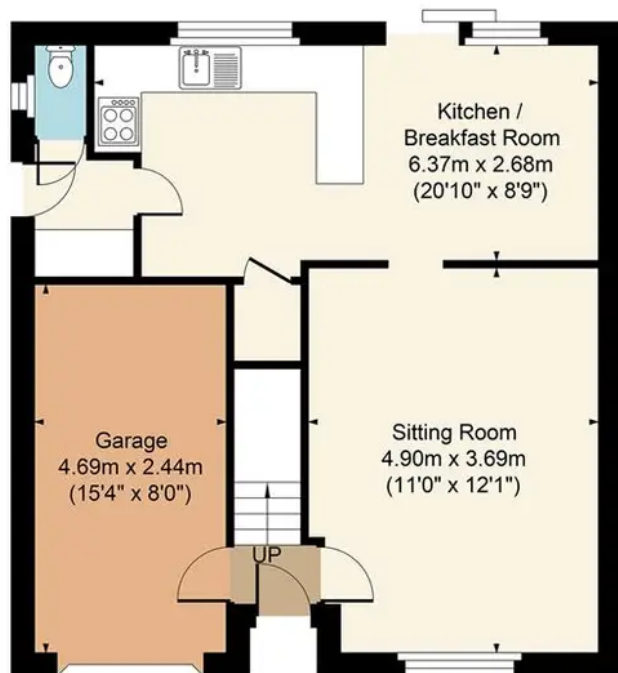


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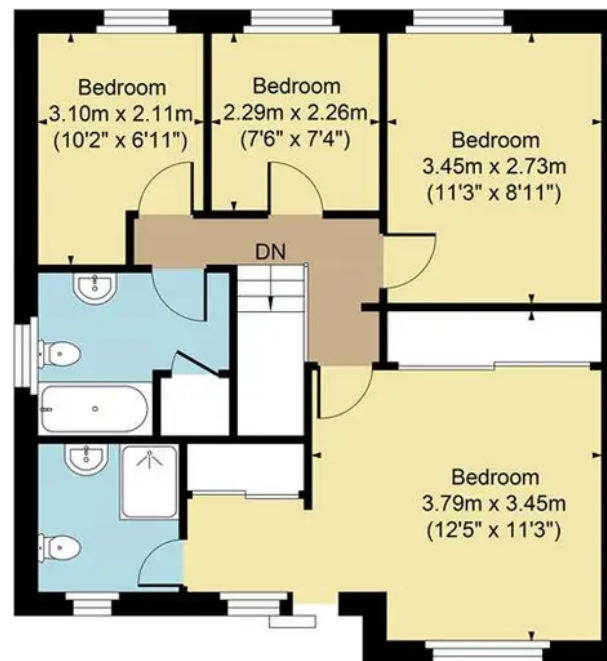
Main House Approx. Gross Internal Area:- 95.4 sq.m. 1027 sq.ft.

Garage Approx. Gross Area:- 11.44 sq.m. 123 sq.ft.

Total Approx. Gross Area:- 106.84 sq.m. 1150 sq.ft.



Ground Floor



First Floor

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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