



HARRISON  
Sales &  
Lettings  
HARDEN

Appletree House, Hospital Road, Moreton-in-the-Marsh



Moreton in Marsh has been a prosperous market town for many years - and the commercial tradition continues today, with weekly Tuesday markets and a thriving high street that provides residents with a wide range of amenities. The town enjoys excellent public transport links including a direct rail link to London Paddington (via Oxford), and amenities include two supermarkets, various independent shops and a variety of tearooms, cafes and pubs. Moreton in Marsh has one primary school in the town (St David's Church of England) and is within the catchment area for both Chipping Campden School and The Cotswold School in Bourton on the Water, both secondary schools.



EPC Rating - C

Council Tax Band - E

Tenure - We understand the property to be Freehold.





This detached Cotswold stone house built in 2015 is ideally situated behind Moreton-in-Marsh High street in a private lane off Hospital Road which is a non-estate position.

This family home has been well maintained over the years and boasts modern decor throughout.

Set at the end of the short lane is a private driveway with space for 4 cars accompanied by a single garage and a carport.

In brief, on the ground floor the property comprises:

Entrance hall with Karndean flooring, sitting room with log burner and bi-fold doors to the garden, a spacious kitchen-breakfast room with snug area, a utility room with garden access, and a cloakroom.

To the first floor is the principal bedroom with two double wardrobes and an en-suite shower room, two further double bedrooms, one of which has two double wardrobes, and the family bathroom.

To the rear of the property you will find a private mature gardens with paved and grassed areas and external access to either side of the house.

The property benefits from Karndean flooring throughout the ground floor, double glazing, central heating, ample storage & modern décor.

Standard and Superfast Broadband available nearby.

**Appletree House, Hospital Road, Moreton GL56 0BP**

Main House Approx. Gross Internal Area:- 125.65 sq.m. 1352 sq.ft.

Garage/Carport Approx. Gross Area:- 30.03 sq.m. 323 sq.ft.

Total Approx. Gross Area:- 155.68 sq.m. 1676 sq.ft.



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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