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Kestrel Way, Moreton-In-Marsh



Built in 2021, this two storey house briefly comprises to the ground floor: entrance hall, sitting room, downstairs cloakroom, spacious understairs storage cupboard, kitchen-dining room with integrated appliances including: electric oven, gas hobs and dishwasher. The garden is also accessible from the kitchen via patio doors.

On the first floor, the accommodation comprises: principle double bedroom with fitted wardrobes and an en-suite shower room, two further bedrooms (one double & one single), the family bathroom and an airing/linen cupboard on the landing. The current owners have done a number of upgrades since purchasing the house, including laying herringbone wooden flooring on the ground floor (excluding the downstairs cloakroom) and upstairs, and fitting shutters to the front windows.

To the rear of the property is a generous garden with lawn and patio areas and side access.

Externally, the property has a double driveway to the side of the house which has space for 2-3 cars, and a single garage.

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 a public swimming pool at the renowned Fire College. There are various pubs, hotels, supermarkets and many independent shops.

Moreton-in- Marsh is also host to the largest street market in the Cotswolds which runs every Tuesday, is a stones throw from Batsford Arboretum and Gardens, the Cotswold Falconry Centre, and award winning Daylesford Organic Farm and Stores just around the corner. Moreton-In-Marsh also has a mainline station with direct services running regularly between Worcester and London Paddington.





Kestrel Way, Moreton-in-Marsh, GL56

Approximate Area = 930 sq ft / 86.3 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1126 sq ft / 104.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Harrison Hardie. REF: 1108165



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17, High Street, Moreton-In-Marsh GL56 0AF

harrisonhardie.co.uk 01608 651000