



House on the Hill
26 Todenham | Moreton-In-Marsh | Gloucestershire | GL56 9PA

STEP INSIDE

House on the Hill

House on the Hill is a delightful detached Victorian cottage situated in the heart of the picturesque North Cotswold village of Todenham benefitting from far-reaching rural views to the front and rear. Predominantly dating back to the mid-nineteenth century and built primarily of Cotswold stone with a rear façade in red brick this desirable light and airy three bedroom home benefits from a wealth of period features including exposed stone walls and beams.

The generous reception rooms include a stunning Dining Room with a vaulted ceiling and arched window to the front with countryside views, and a charming Sitting Room with wood-burning stove and picture window overlooking the rear south-west facing garden and adjoining fields. There is also a covered verandah to the rear, ideal for al-fresco dining and relaxing.

On the ground floor there is also a well-fitted compact kitchen, garage and utility room and cloakroom with potential to extend into the garage and above (subject to planning consent).

On the first floor there are two bedrooms and a family bathroom all with exposed stone walls and beams.

On the second floor there is a further bedroom with en-suite shower room.











STEP OUTSIDE

House on the Hill

The front garden extends to approximately 100' with a gravelled driveway providing Off Road Parking for several vehicles with the remainder being laid to lawn. At the rear there is a raised garden laid to lawn with views across open fields. The current owners, one of whom is a Danish national, have lavished a great deal of care and attention into making this house a calm, tranquil and utterly delightful residence, best described by the Danish word 'Hygge'. Certain to command a great deal of interest early viewing is highly recommended.

Location

A linear village built primarily of local stone and brick cottages, some prettily thatched, Todenham is set within a tranquil spot in the Cotswolds whilst still offering easy access to local towns including nearby Moreton-in-Marsh, where there is a mainline train station to London, as well as the beautiful historic towns of Stow on the Wold, Bourton on the Water and Stratford upon Avon. The village offers many beautiful walks across open countryside and remains remarkably unspoilt, with a dignified manor house and a church that boasts a fine tower and octagonal spire. The property is also a short drive away from Batsford Arboretum and Gardens, the Cotswold Falconry Centre, with the award winning Daylesford Organic Farm and Soho Farmhouse also situated nearby.

Directions

Proceed out of Moreton in Marsh on the A429 in a Northerly direction over the railway bridge and immediately turn right signposted to Todenham. Proceed along into the village, the property will be found on the left-hand side before the village hall.

Tenure & Possession - Freehold

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

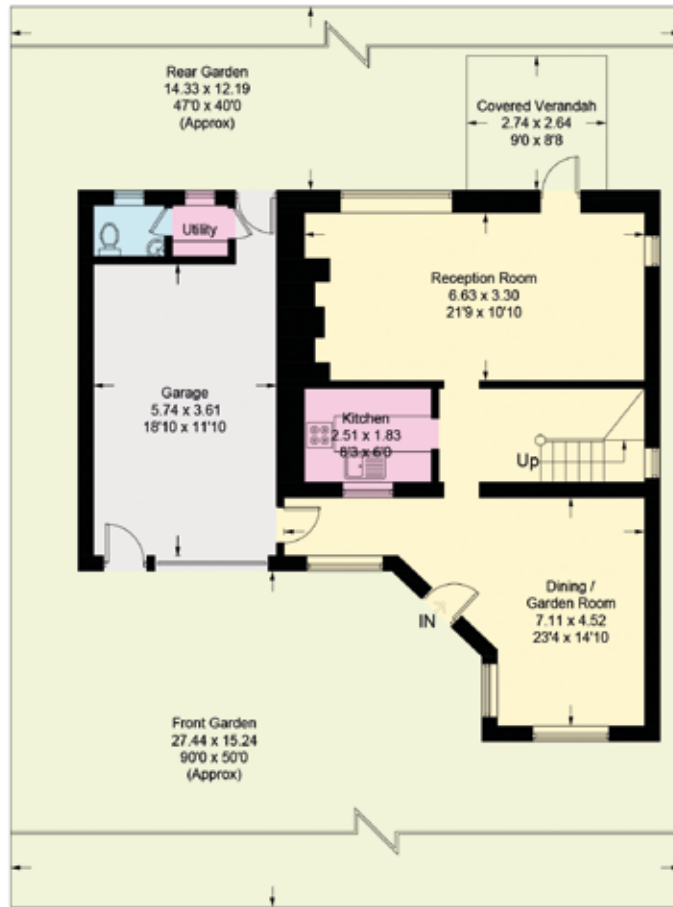
Viewing Arrangements

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

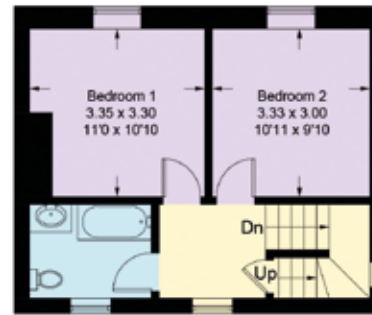


House On The Hill

Approximate Gross Internal Area = 154 sq m / 1658 sq ft
(Including Garage)



Ground Floor



First Floor

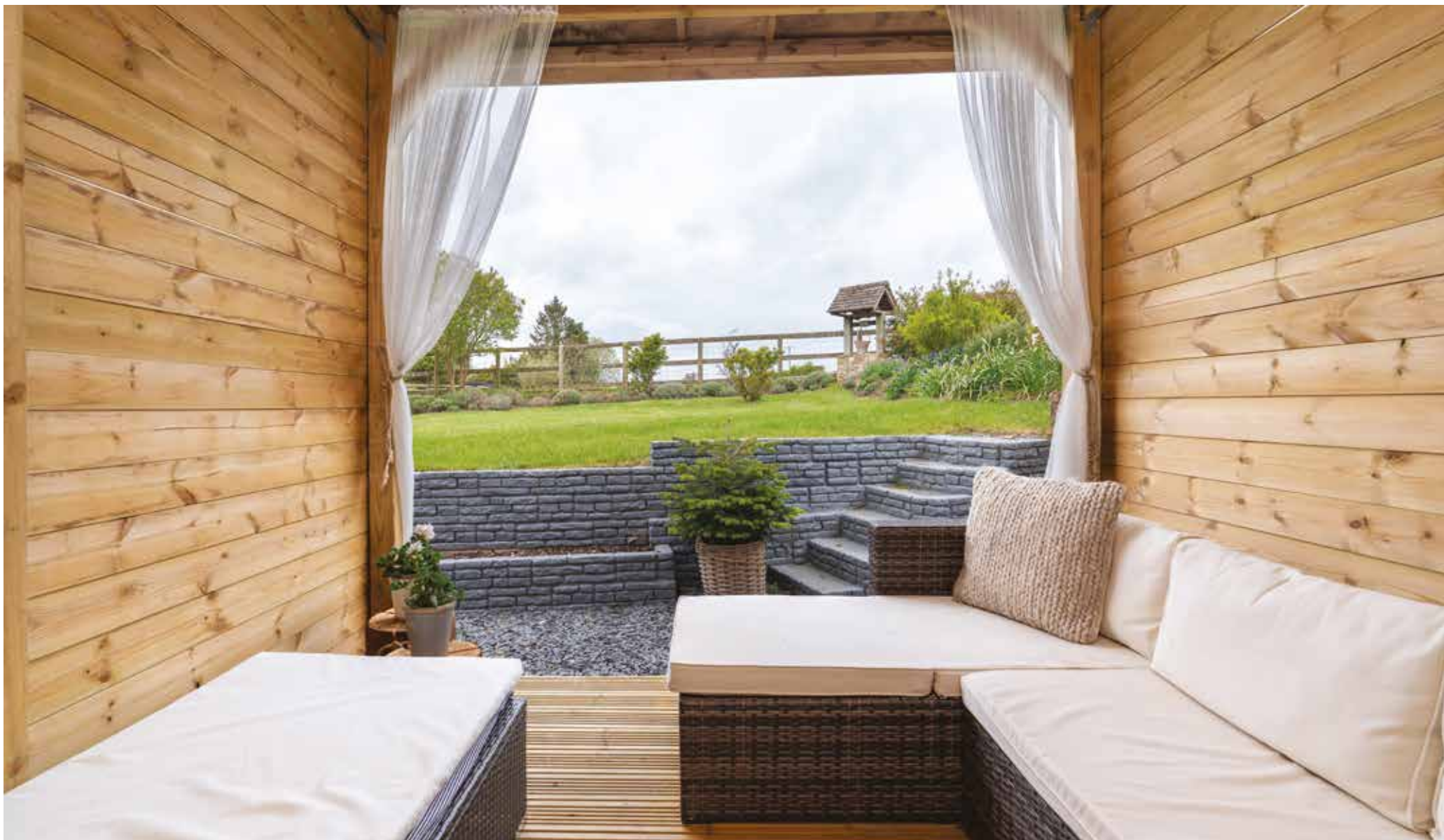
= Reduced headroom below 1.5m / 5'0



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID756667)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		



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