

**The Bolt Hole, High Street
Moreton-in-Marsh
Gloucestershire
GL56 0LL**



Description

The Bolt Hole is a charming 'secret' cottage tucked away just off the High Street in a secluded setting that lives up to its name. The cottage itself is built of stone under a slate roof, dating back to circa 1870 and is accessed from the High Street via a paved path that opens out into a delightful cottage garden. The well-presented accommodation briefly comprises: sitting room with feature fireplace and wood-burning stove, dining room with French doors onto the garden, kitchen/breakfast room with a range of integrated appliances, inner hallway and cloakroom. On the first floor there is a principal bedroom with dressing area, two further bedrooms and a bathroom. The garden is situated at the front of the cottage and is mainly laid to lawn with mature planting to either side. There is a small patio area accessed from the dining room and a further paved area at the far end

of the garden. The garden is enclosed by a combination of stone walling and mature hedging. Timber garden shed and log store. Internal inspection of this idyllic cottage is highly recommended.

Location

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 large supermarkets, two smaller food stores and a variety of tearooms, cafes, shops, and pubs. Moreton in Marsh a 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.



Directions

From the offices of Harrison James & Hardie in Moreton in Marsh, head in a Southerly direction towards Stow on the Wold. Continue straight over two mini roundabouts and the entrance to The Bolt Hole can be found on the right hand side via a wooden gate just after Astley House.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			55
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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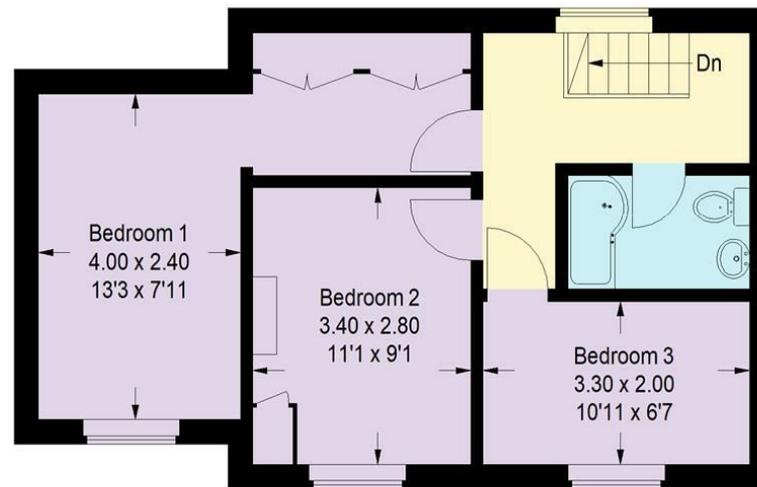


The Bolt Hole

Approximate Gross Internal Area
85 sq m / 917 sq ft



Ground Floor



First Floor

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

Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

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Bourton on the Water

High Street, Bourton on the Water
GLOS GL54 2AN
Tel: 01451 822 977 Fax: 01451 822 961
Email: bourton@harrisonjameshardie.co.uk

Moreton in Marsh

High Street, Moreton in Marsh
GLOS GL56 0AF
Tel: 01608 651 000 Fax: 01608 651 411
Email: moreton@harrisonjameshardie.co.uk