



|| Stirling Way
Moreton in Marsh
Gloucestershire
GL56 0GS



Description

A beautifully presented Cotswold stone five bedroom family home offering stylish and well-proportioned accommodation which has been recently improved to the highest standard by the current owners. The property, which was built by Cala Homes in 2013 and still has the remainder of its NHBC guarantee, is situated on the popular Moreton Park development and benefits from a double garage and enclosed south facing garden and a separate screened off children's play area. The accommodation briefly comprises: Entrance hall, a large 28' sitting room with log-burning stove, kitchen/diner with a range of integrated appliances, study, utility room and cloakroom on the ground

floor. On the first floor there is a main bedroom with en-suite shower room and built-in wardrobes, four further bedrooms (two with built-in wardrobes) and a family bathroom. Outside there is a double width driveway providing off road parking as well as access to the double garage. To the rear there is an enclosed garden, initially laid to patio with the remainder being lawned. Internal inspection is highly recommended. The property is offered with no onward chain

Directions

From the centre of Moreton in Marsh, take the A44 towards Chipping Norton and continue along this road before taking the left hand turning into Moreton Park. Follow the road round to the left



into Summers Way. Follow the road right to the end and turn right on to Stirling Way where the property will be found on the right hand side.

Location

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		92
(81-91) B	85	
(69-80) C		
(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 	



11 Stirling Way

Approximate Gross Internal Area = 178.7 sq m / 1923 sq ft
 Garage = 33.6 sq m / 362 sq ft
 Total = 212.3 sq m / 2285 sq ft

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.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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Moreton in Marsh

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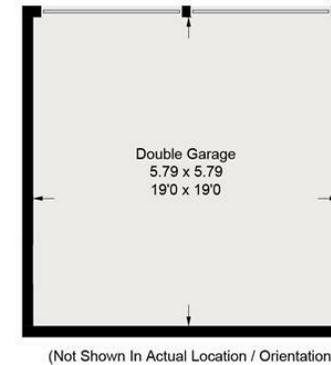
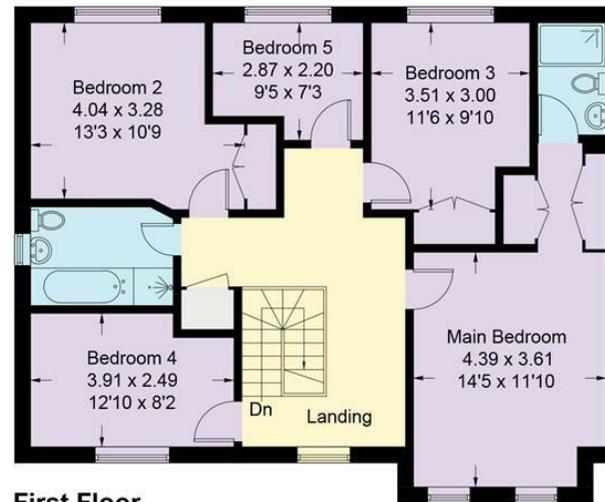
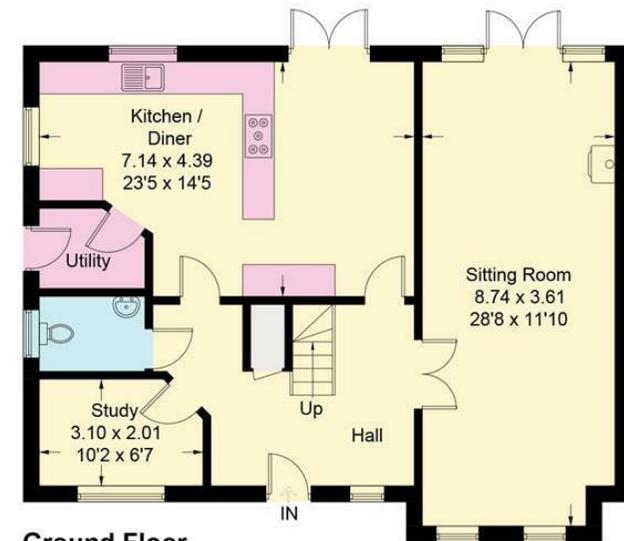


Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID685756)