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# Tayler & Fletcher



Harvard House 7 Harvard Close

Moreton-In-Marsh, GL56 0JT

**Guide Price £450,000**





# Harvard House 7 Harvard Close

Moreton-In-Marsh, GL56 0JT

*A substantial modern detached 4 bedroom family home with master en suite and detached double garage located close to the town centre.*

## LOCATION

Harvard House is situated just off the High Street in the heart of Moreton-in-Marsh, a thriving Cotswold market town with a wide range of local facilities including supermarkets, shops, restaurants, pubs and a new hospital. There is also a main line railway station (Oxford approx. 40 minutes, London Paddington approx. 90 minutes). The surrounding countryside provides for a wide range of rural leisure pursuits and the regional commercial and cultural centres of Stratford, Cheltenham and Oxford are all within easy travelling distance.

## DESCRIPTION

Harvard House comprises a substantial detached family house occupying a convenient position close to the town centre, constructed in 2004 and offered for sale for the first time since. The property is constructed of brick elevations under a pitched slate roof and offers extensive accommodation arranged over two floors with a good sized central hall, sitting room, dining room and a kitchen/breakfast room with utility off the ground floor. On the first floor there is a master bedroom with en suite shower room, three further double bedrooms and family bathroom. Set to the side of the house is a substantial detached double garage and a private landscaped garden.

## Approach

Covered entrance with outside light and opaque double glazed painted timber front door to:

## Hall

With stairs rising to first floor, decorative coved ceiling and painted timber door to:

## Coakroom

With low level WC, pedestal wash hand basin, part tiled walls and recessed ceiling spotlighting.

From the hall, painted timber door to:

## Kitchen/Breakfast Room

With fitted kitchen comprising worktop with four ring AEG gas hob with brushed stainless steel AEG extractor over and built in oven/grill below. One and a half bowl sink unit with chrome mixer tap, double glazed casement window to front elevation. Comprehensive range of built in below work surface cupboards and drawers and built in Bosch dishwasher. Three quarter height unit to one side with built in refrigerator and freezer. Range of eye level cupboards and recessed ceiling spotlighting.

Painted timber door to:

## Utility Room

With worktop with sink unit with chrome mixer tap, built in cupboard below and space and plumbing for washing machine and drier. Pair of eye level cupboards and wall mounted Worcester Greenstar gas fired central heating boiler. A double glazed painted timber door leads to the rear of the property.

From the hall, painted timber door through to:

## Dining Room

With decorative coved ceiling and double glazed casement window to front elevation.

From the hall, pair of painted timber doors through to:

## Sitting Room

Double aspect with double glazed casements to front and side elevations







and a pair of double glazed french doors leading out to the garden to the side of the property. Decorative fireplace. Coved ceiling.

From the hall, stairs with timber handrail and balustrade rise to the:

#### First Floor Landing

With double glazed casement window to rear elevation, access to roof space and painted timber door to airing cupboard with foam lagged hot water cylinder with pine slatted shelving over. Coved ceiling. Painted timber door to:

#### Bedroom One

With double glazed casement to front elevation, extensive built in wardrobes with hanging rail, shelving and built in drawers.

From the bedroom, painted timber door through to:

#### En Suite Shower Room

Built in shower with sliding glazed doors and chrome fittings, pedestal wash hand basin with chrome mixer tap, low level WC, part tiled walls, opaque glazed window to rear elevation, heated towel rail and recessed ceiling spotlighting.

From the landing, painted timber door to:

#### Bedroom Two

With double glazed casement to front elevation and built in wardrobes with hanging rail and shelving.

From the landing, painted timber door to:

#### Family Bathroom

With panelled bath with central chrome mixer tap, pedestal wash hand basin, low level WC with timber seat, and part tiled walls. Opaque double glazed casement to front elevation, shaver point and recessed ceiling spotlighting.

#### Bedroom Three

With double glazed casement windows to front and side elevations. Coved ceiling.

From the landing, painted timber door to:

#### Bedroom Four

With double glazed casement window to side elevation overlooking the garden to the side of the property. Coved ceiling.

#### OUTSIDE

7 Harvard Close is set at the head of the cul de sac, which is set off the London Road with a decorative cast iron fence with central gate leading to the front door and with low maintenance borders with dwarf brick walls and cobbled paving. Set to the rear of the house is a pathway leading to the principal landscaped gardens to the side of the house with a decorative parterre of clipped box with a circular retaining brick wall surrounding. Steps to either side lead to an extensive paved terrace with covered pergola to one side and a raised bed to the other corner.

Set to the side and with separate access is a detached DOUBLE GARAGE with two up and over doors and of brick elevations under a pitched slate roof.

#### SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

#### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

#### COUNCIL TAX

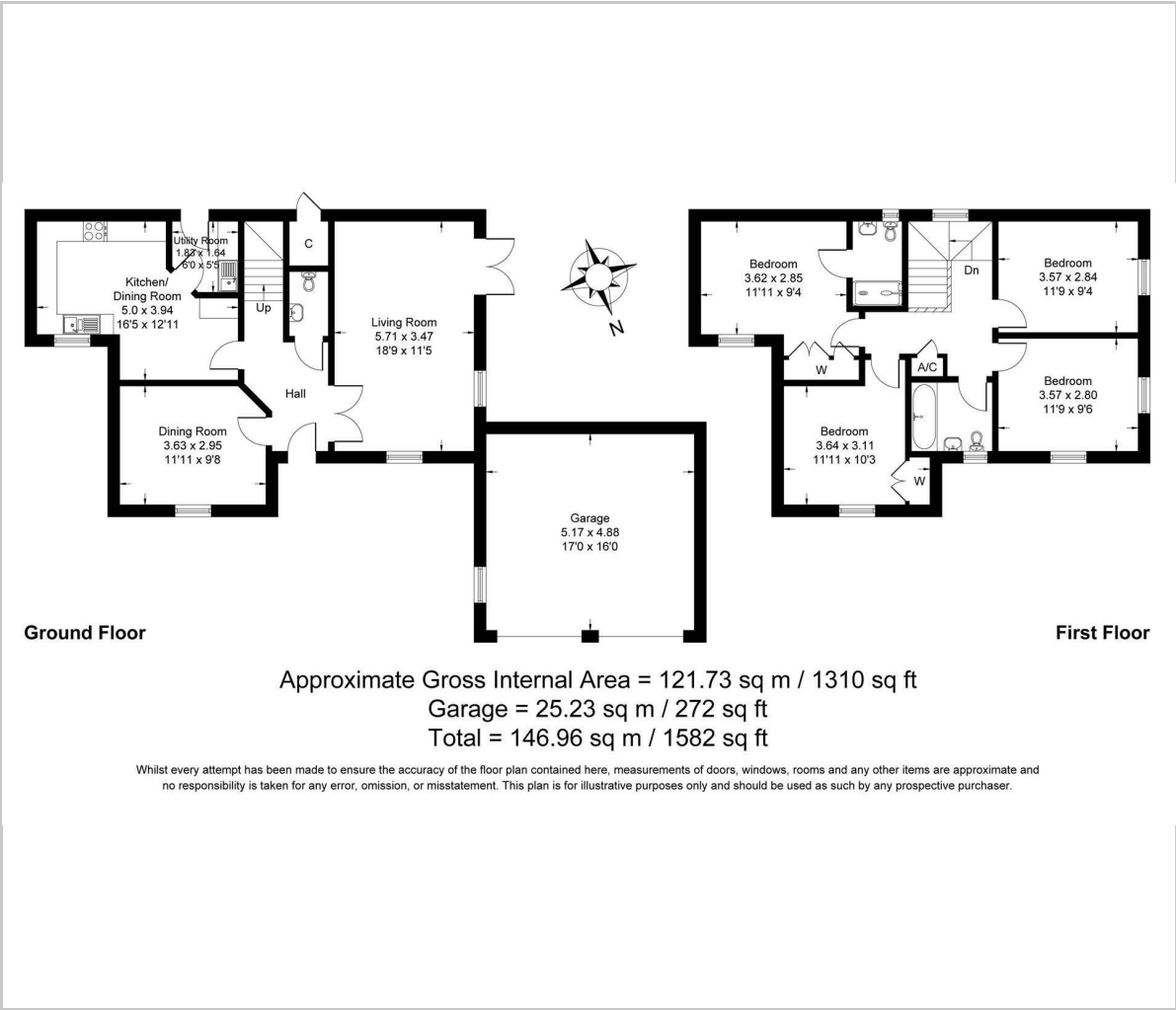
Council Tax band E. Rate Payable for 2023/2024: £2,545.07

#### DIRECTIONS

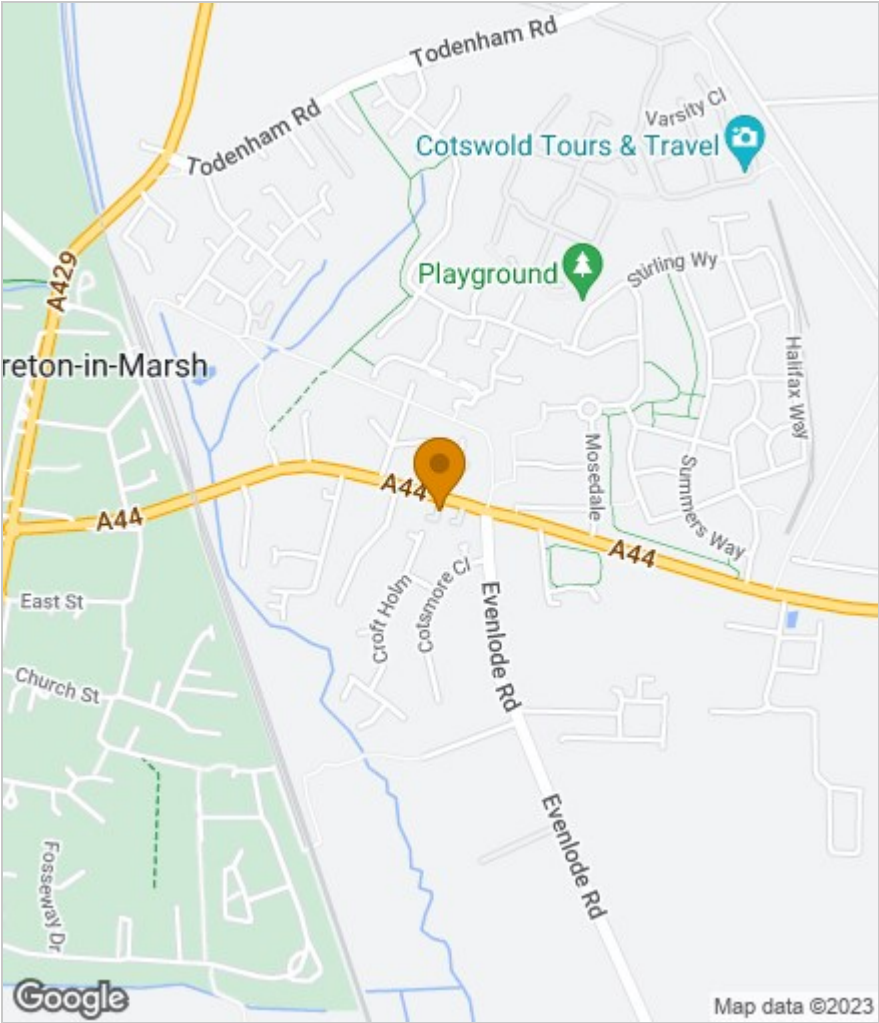
From Bourton-on-the-Water proceed North on the A429 Fosseyway, passing through Stow-on-the-Wold to Moreton-in-Marsh. Turn right onto the London Road (A44). Pass over the railway and Harvard Close will be found shortly on the right hand side.



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

