

established 200 years

# Taylor & Fletcher



2 Buttercup Close  
Moreton-In-Marsh, GL56 9PZ  
Guide Price £310,000





## 2 Buttercup Close

Moreton-In-Marsh, GL56 9PZ

*NO ONWARD CHAIN. A well presented semi-detached house with light and spacious accommodation, a good sized garden, detached single garage and set in a popular residential location on the edge of the town.*

### LOCATION

Situated in a desirable residential cul-de-sac on the edge of Moreton-in-Marsh, 2 Buttercup Close enjoys a convenient location within easy reach of the town centre. Moreton-in-Marsh offers an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, healthcare facilities and well-regarded schools. The town's mainline railway station provides direct services to Oxford and London Paddington, making it an attractive choice for commuters. Surrounded by the beautiful North Cotswolds countryside, the property also benefits from easy access to numerous walking routes, picturesque villages and popular destinations such as Stow-on-the-Wold, Bourton-on-the-Water and Chipping Campden.

### DESCRIPTION

The property comprises a well presented semi-detached house of reconstituted stone elevations under a plain tiled roof and enjoying a good open outlook in the heart of a popular residential location on the edge of the town. The property has a well appointed kitchen, a cloakroom and open plan sitting and dining room with French doors out to a particularly good sized and level south facing garden to the rear on the ground floor. On the first floor there is a main bedroom with en suite shower room, a further double bedroom and a bathroom. The house is set back from the cul de sac, with a path to the front and a driveway to the side with parking for two cars and in turn leading to a detached single garage. The garden is set to the rear of the house enjoying a lovely southerly outlook, with a detached summer house and being laid mainly to lawn. The property is offered for sale with no onward chain.

### Approach

Covered entrance with outside light and composite front door with double glazed insert to:

### Hall

With timber styled flooring and stairs rising to the first floor. Coved ceiling.  
Painted timber door to:

### Cloakroom

With continuation of the timber flooring. Low level WC, pedestal wash hand basin with chrome mixer tap and tiled splash back. Opaque double glazed casement to front elevation.  
From the hall, painted timber door to:

### Kitchen

Bespoke fitted kitchen with Quartz worktop with inset one and a half bowl sink unit with integral drainer and chrome mixer tap. Four ring gas hob with brushed stainless steel extractor over. Comprehensive range of below work surface cupboards and drawers incorporating built-in dishwasher. Three quarter height unit to one side with built-in oven/grill with cupboards above and below. Built-in refrigerator and freezer to the side. Range of eye level cupboards and wide double glazed casements to front elevation. Recessed ceiling spotlights and continuation of the timber style flooring.  
From the hall, painted timber door to the:

### Living Room

With sitting and dining areas with double glazed French doors out to the garden and further double glazed casement overlooking the rear garden. Separate painted timber door to walk-in storage cupboard also housing the electricity fuse box. Coved ceiling.

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

### First Floor Landing

With access to the roof space. Painted timber door to airing cupboard with pine slatted shelving and pressurised hot water cylinder.

Painted timber door to:

### Bedroom One

With double glazed casement window to front elevation. Built-in wardrobe with hanging rail and shelving over.

Painted timber door to:

### En Suite Shower Room

With low level WC, pedestal wash hand basin with chrome mixer tap and built-in shower with bi-fold glazed doors and chrome fittings. Chrome heated towel rail and mirror fronted medicine cabinet. Part tiled walls and opaque double glazed casement to front elevation.

From the landing, painted timber door to:

### Bedroom Two

With a pair of built-in wardrobes and wide double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

### Bathroom

With matching suite comprising bath with chrome mixer tap and handset shower attachment, glazed bi-fold shower screen and wall mounted shower with chrome fittings. Low level WC, pedestal wash hand basin with chrome mixer tap, Part tiled walls, vertical heated towel rail and opaque double glazed casement overlooking the rear garden. Three recessed ceiling spotlights. Mirror fronted medicine cabinet.

### OUTSIDE

The property fronts on to Buttercup Close with a pedestrian path and lawn with clipped hedging and border to the front and driveway to the side with parking for several cars. In turn leading to the detached SINGLE GARAGE with up and over door and of brick elevations under a plain concrete tiled

roof. Set to the rear of the house is a paved terrace and a good sized garden laid mainly to lawn and with a detached summer house to one end. The rear garden enjoys a lovely southerly aspect and the property occupies a good mature position in this popular development on the edge of Moreton-in-Marsh.

### 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 C. Rate Payable for 2026/ 2027: £2,144.05.

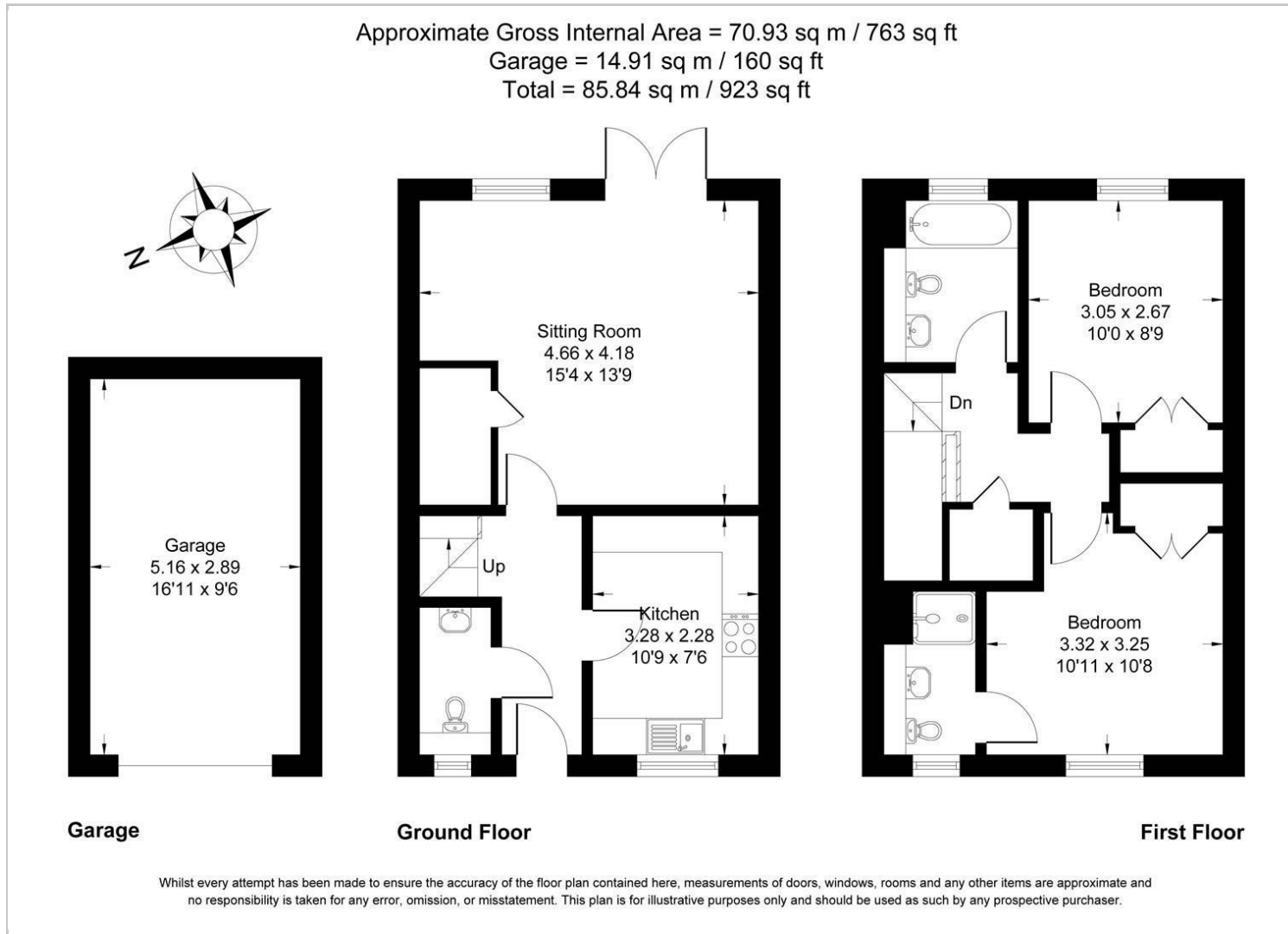
### DIRECTIONS

From our Bourton-on-the-Water office, proceed north on the A429 (Fosse Way) towards Stow-on-the-Wold and continue through the town, remaining on the A429 for approximately 8 miles to Moreton-in-Marsh. On entering the town, continue ahead and follow signs towards the eastern side of the town. Proceed along Cotswold Link before turning left into Cornflower Road and then left again into Buttercup Close. Number 2 will be found a short distance along on the left-hand side.

What 3 Words ID: [daydream.rehearsal.snares](https://www.what3words.com/)



## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	78	
(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	