

20, Todenham



A lovely family home in a quiet village with wonderful views.

The property benefits from good access to the local amenities including Moreton-in-Marsh which is a vibrant market town with a range of facilities including two large supermarkets, hospital, doctors' surgery, shops, restaurants, pubs and the weekly market. There are many excellent schools in the area including state and grammar schooling in Chipping Norton, Chipping Campden, Burford and Stratford upon Avon. Private schooling includes nearby Kitebrook, as well as the Banbury and Oxford schools. The area has excellent road communications with the A429 (Fosse Way) providing links to Stratford-upon-Avon and Warwick to the north, Stow-on-the-Wold and Cirencester to the south and Cheltenham and the M5 to the west. The M40 can be accessed via Junctions 8 or 9. The surrounding open countryside provides the opportunity for attractive walks and rides along with an extensive network of country lanes, bridleways and footpaths. There are a variety of sporting activities in the area, including racing at Cheltenham, Stratford-upon-Avon and Warwick. Golf at Sutton under Brilles, Lyneham, Chipping Norton and Broadway Golf Club.

Moreton-in-Marsh 3 miles (trains to London Paddington from 90 mins), Stow-on-the-Wold 7.5 miles, Chipping Campden 7 miles, Stratford-upon-Avon 15 miles, Banbury 17 miles (trains to London Marylebone from 70 minutes), Cheltenham 25 miles, Oxford 30 miles, Birmingham International Airport 40 miles. (Distances and times approximate)



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The Property

20 Todenham is a Grade II listed semi-detached property with later editions, set in the heart of the popular Cotswold village of Todenham. Approached over a driveway, and set back from the lane and offers good family accommodation. The hallway leads into the kitchen/dining room, which is fitted with a wide range of wall and base units, a Belfast sink and range oven, an extractor fan over and space for a dishwasher and American-style fridge freezer. There is plenty of space for a large dining room table. To the other side of the hallway is the large utility room with space and plumbing for a washing machine, tumble drier, and a separate cloakroom. From the kitchen, steps lead up to the sitting room with wood floors and a wonderful inglenook fireplace with log burning stove. The cottage has a wealth of period features with traditional beams, mullion windows, exposed stonework and a door leading to the outside. Upstairs the bedroom accommodation can be found on two floors. The first floor has two double bedrooms both with fitted wardrobes, with the master having an en suite shower room. The family bathroom with bath and shower above can also be found on the first floor. The second floor also has two further bedrooms with useful under eaves storage.

Garden and grounds

The property is approached via a gravelled driveway with a useful run of stables to one side. The gardens are completely enclosed by post and rail fencing and hedgerows and are mostly laid to lawn with fruit trees. The terrace is ideal for al fresco entertaining, with lovely views across the rolling Cotswold countryside.

Services

Mains water, electricity, drainage and oil-fired central heating

Tenure

Freehold

Local Authority

Cotswold District Council, Tax band E

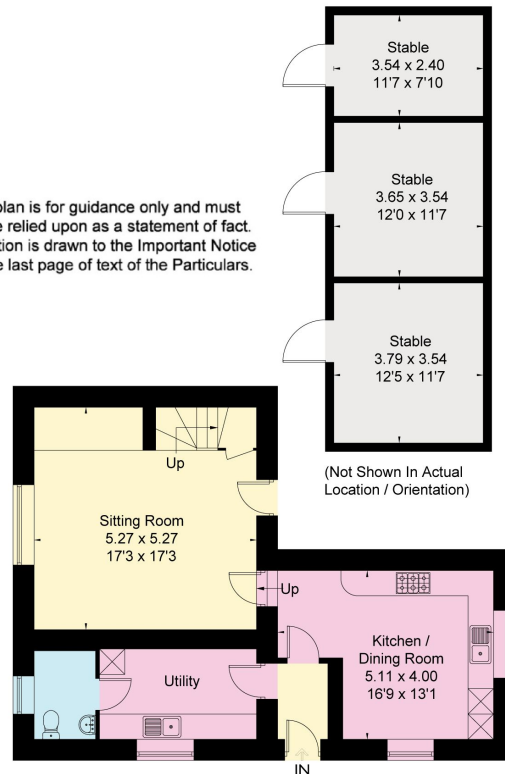
Guide price £795,000



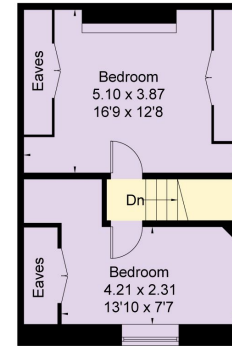
Approximate Area = 167.6 sq m / 1804 sq ft
 Stables = 35.9 sq m / 386 sq ft
 Total = 203.5 sq m / 2190 sq ft



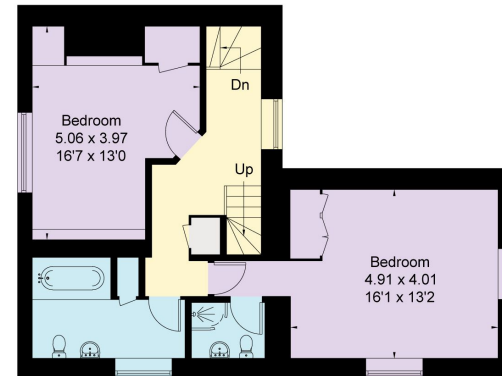
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



Ground Floor



Second Floor



First Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2022. Photographs and videos dated June 2022.

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