



THE HARRISON
ARDEN
Sales &
Lettings

Cotsmore Close, Moreton-In-Marsh



Situated in a quiet and secluded location at the end of cul-de-sac with no through traffic, this well presented three bedroom, semi-detached house is a perfect blend of modern comfort and convenience.

A dual-aspect living room that fills the space with natural light. A highlight of the house is the bi-folding doors that seamlessly connect the living room to the well-presented, low-maintenance garden. The modern kitchen/dining room also has an added bonus of a snug/office which is ideal for families or the need to work from home. There is ample storage throughout, which makes keeping the living spaces clutter-free is a breeze. The property features a contemporary bathroom with deep soaking bathtub, walk-in shower, and there is an additional separate toilet accessible from the landing. Further to this there are three double bedrooms, which offer views over the open countryside.

To the front of the house, the driveway offers parking for four cars and has a smart green roof bin store and a well stocked, attractive flowerbed. Step outside, and you'll find a generous sized garden, with patio, grassed area and a large shed. Whether you're a green-fingered enthusiast looking to add your personal touch or simply seeking a low maintenance space this garden ticks all the boxes.



There has been planning permission previously obtained for a rear extension, this has now lapsed and could be re-applied for.

EPC: C

Council Tax Band: D

Tenure: Freehold

What3Words: [///donor.crouching.reprints](https://www.what3words.com/#!/donor.crouching.reprints)

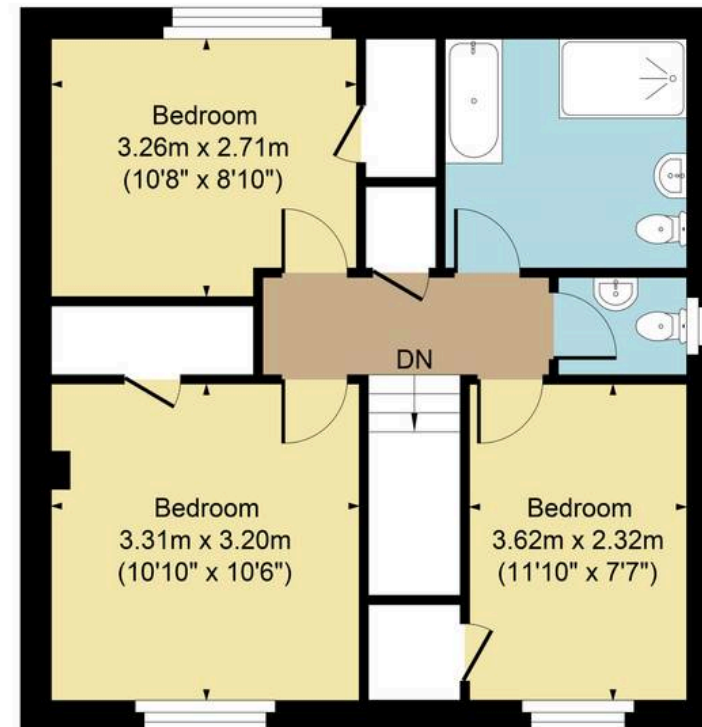
Enjoy the convenience of being near local amenities, and with St Davids Primary School and Chipping Campden Secondary School within the catchment area.



Main House Approx. Gross Internal Area:- 98.01 sq.m. 1055 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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