



HARRISON
Sales &
Lettings
HARDEN

Bluebell Close, Moreton-In-Marsh



Located within the increasingly sought-after Cala Homes development, this four-bedroom detached property is just a short walk from Moreton-in-Marsh High Street and within the catchment area for both St David's Primary School and Chipping Campden Secondary School, making it an ideal family home. Upon entering through the front door, you're greeted by a bright and welcoming hallway that provides access to all principal rooms. The spacious living room offers a warm and inviting space to relax, featuring double patio doors opening onto a veranda-covered patio overlooking the rear garden. The open-plan kitchen and dining area is fitted with integrated appliances, including a dishwasher, fridge freezer, double oven, and hob, and provides ample space for family meals and gatherings. A separate office offers the perfect environment for home working, while a downstairs WC completes the ground floor.

Upstairs, the first floor comprises four well-proportioned bedrooms, three doubles and one single. Two of the double bedrooms benefit from modern en-suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom featuring a bath with overhead shower.

Outside, to the rear, there is a beautifully presented garden with a veranda covered patio, artificial lawn, raised beds, and a summerhouse, providing the perfect setting for entertaining or relaxing. The property also benefits from a garage and driveway parking for two cars.

We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Tax Band: F

EPC: C

what3words: ///endlessly.dips.starters

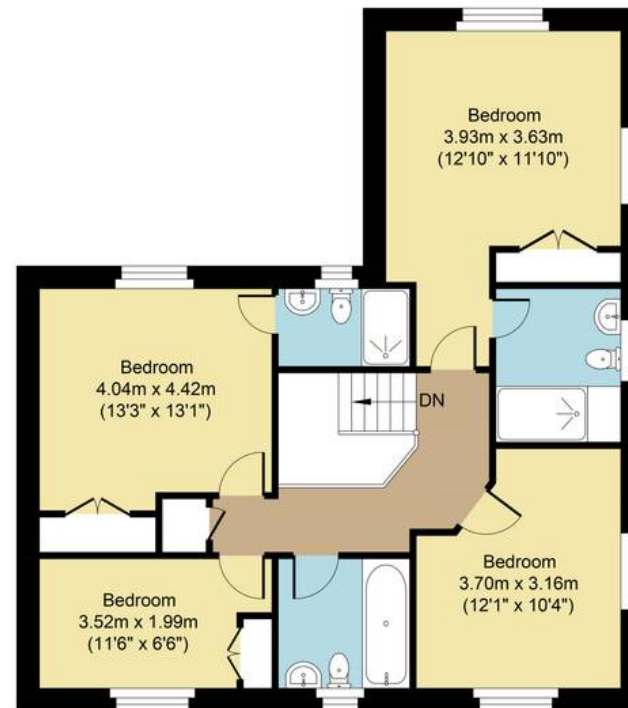




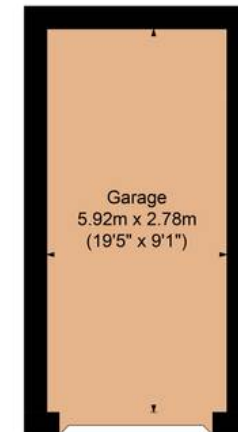
Main House Approx. Gross Internal Area:- 143.62 sq.m. 1546 sq.ft.
Garage Approx. Gross Area:- 16.46 sq.m. 177 sq.ft.
Total Approx. Gross Area:- 160.08 sq.m. 1723 sq.ft.



Ground Floor



First Floor



Garage

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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