



Draycott, Moreton-in-Marsh

Guide Price £950,000



Built by the current owners ten years ago, this four double bedroom detached house is a beautifully presented and exceptionally spacious family home, situated in the sought-after village of Draycott. Finished to a high standard throughout, the property offers versatile accommodation, modern conveniences and stunning countryside views, complemented by excellent outdoor entertaining space and a superb workshop/home office.

Entering the property, you are welcomed into a spacious central entrance hall, setting the tone for this beautifully presented family home. The ground floor benefits from underfloor heating throughout and offers a superb balance of living and entertaining space.

Off to the right from the front door is the generous sitting room, centred around a wood-burning stove, creating a warm and inviting atmosphere. Bi-folding doors lead seamlessly through to the impressive conservatory, which enjoys views over the landscaped rear garden and surrounding countryside, making it an ideal space to relax all year round.

Round to the left from the entrance hall, the well-appointed kitchen and breakfast room is fitted with a range of integrated appliances, including a double oven, microwave, induction hob and dishwasher, providing everything needed for modern family living. A practical utility room offers front-to-back access, while a ground floor shower room and cloakroom add further convenience.

Adjoining the kitchen is a separate dining room, perfect for both everyday meals and formal entertaining, which also flows round into the conservatory.







A striking glass staircase leads to the first floor, where the spacious principal bedroom enjoys far-reaching countryside views and benefits from its own en-suite shower room. Three further double bedrooms provide excellent family accommodation, with one also taking advantage of the beautiful rural outlook. The family bathroom is finished to a high standard and features electric underfloor heating, while loft access is available via a fitted ladder.

Outside, the landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, with generous lawn and patio areas complete with outdoor heaters, solar lighting and external power. Backing directly onto open fields, the garden enjoys wonderful countryside views and a peaceful setting. The property also benefits from a detached office or gym with bi-fold doors, offering a versatile space for home working or leisure, alongside a substantial double garage.

Additional features include, solar panels on the roof, Ethernet cabling throughout the property and external power supply, making this house an ideal home for modern family life.

Council Tax band: F

Tenure: Freehold

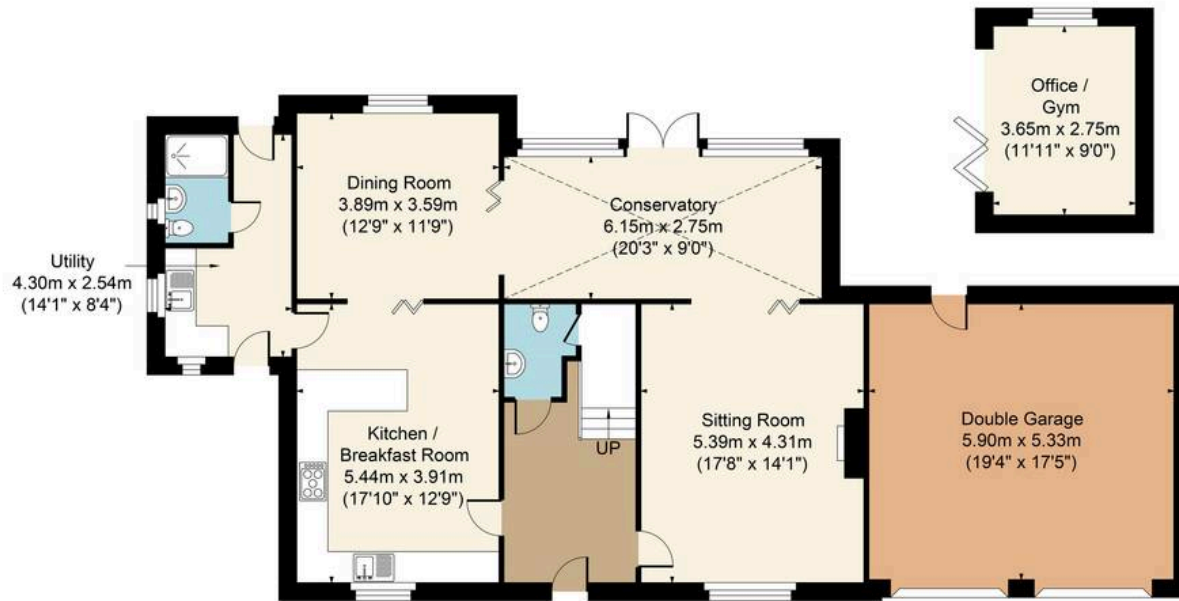
EPC: B

The pretty village of Draycott is found close to Blockley, in between attractive Broadway and the thriving market town of Moreton in Marsh.

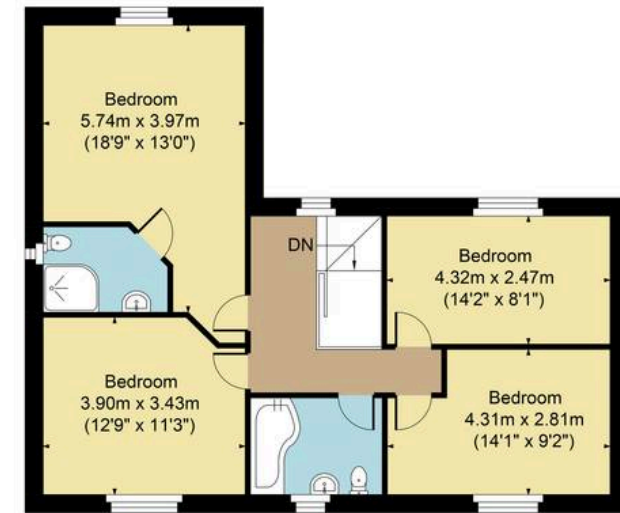


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		106
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Main House Approx. Gross Internal Area:- 175.89 sq.m. 1893 sq.ft.
 Double Garage & Office Approx. Gross Area:- 41.48 sq.m. 446 sq.ft.
 Total Approx. Gross Area:- 217.37 sq.m. 2339 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.
 [Dashed line symbol] Denotes restricted head height
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