



# The Steps

High Street, Moreton-in-Marsh, Gloucestershire



BNP PARIBAS GROUP



## Pretty Listed Townhouse

An attractive and important Grade II\* Listed townhouse set in a prominent position on the high street in grounds of half an acre



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**GARAGING AND PARKING**



**ABOUT .5 OF AN ACRE**



**FREEHOLD**



**TOWN**



**4278 SQ FT**



**GUIDE PRICE  
£1,850,000**



### The property

The Steps has to be one of the most prestigious addresses in Moreton-in-Marsh occupying a prominent position on the High Street. The property is an important Grade II\* Listed Palladian townhouse believed to date from the mid-18th Century. The Steps has undergone extensive renovation by the current owners to provide a wonderful family home with half an acre of gardens. The property has many period features including Modillion cornices, Venetian windows, wooden floors and shutters. The double flight of stone steps with iron railing leads to the front door which opens up to the entrance hall off which are the principal reception rooms and stairs to the first floor. Steps from the hall lead down to the extensive cellars which run the entire width of the house. The reception rooms comprise a beautifully proportioned drawing room, sitting room and dining room with high ceilings and ornate working fireplaces. The kitchen/breakfast room is fully fitted and handmade by Damian Spratley (from St Martins College, London) with Mandarin Stone flooring throughout, Belfast sink, electric AGA, double oven and American style fridge/

freezer. Adjacent to the kitchen is the well appointed boot room/utility with door out to the rear terrace. Also on the ground floor is a large cloakroom with shower with Thomas Crapper WC and sink.

Stairs from the hallway lead up to the first floor bedroom accommodation which comprises three large double bedrooms with fitted wardrobes. The principal bedroom suite has a walk-in dressing room and a Jack and Jill en-suite with separate bath and shower and an additional family shower room. On the second floor are three further double bedrooms and a family bathroom with central roll top bath.













## Outside

The gardens of The Steps stretch to approximately half an acre. It is difficult to imagine when you are in the peaceful gardens, that you are moments from the bustling High Street. Predominantly laid to lawn, the gardens are extremely private with a variety of mature trees and shrubs surrounding the perimeter. The large, raised terrace provides a wonderful place for al fresco dining and entertaining. There is a pair of single garages with parking to the front and two stone stores.

## Location

Moreton-in-Marsh is a vibrant market town with a range of facilities including two large supermarkets, hospital, doctors surgery, shops, restaurants, pubs and the weekly market. More comprehensive facilities can be found at Stratford-upon-Avon, Oxford and Cheltenham. There are many excellent schools in the area including St David's Primary School, Kitebrook Preparatory School, Cheltenham Ladies' College and Kingham Hill School. The property also sits within the catchment area of the Ofsted Outstanding Chipping Campden School. The area has excellent road

communications with the A429, providing links to Stratford-upon-Avon and Warwick to the north, Stow-on-the-Wold and Cirencester to the south, Cheltenham and the M5 to the west. The M40 can be accessed via Junctions 8 or 9. Mainline railway services are available from Moreton-in-Marsh railway station, regular trains to Oxford and London Paddington (trains from 90 minutes to London Paddington). The popular Daylesford Organic Shop is 7 miles away, whilst Soho Farmhouse is 16 miles.



## Distances

- Stow-on-the-Wold 5 miles
- Chipping Norton 9 miles
- Stratford-upon-Avon 17 miles
- Cheltenham 21 miles

## Nearby Stations

- Moreton-in-Marsh 0.1 of a mile

## Key Locations

- Daylesford Organics Farm Shop 7 miles
- Soho Farmhouse 16 miles
- Royal Shakespeare Company 16 miles

## Nearby Schools

- St David's Primary School
- Kitebrook Preparatory School
- Kingham Hill School
- Chipping Campden School

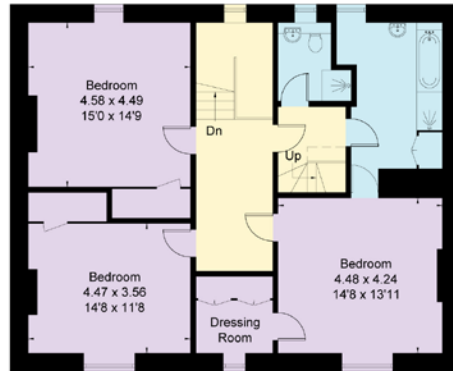




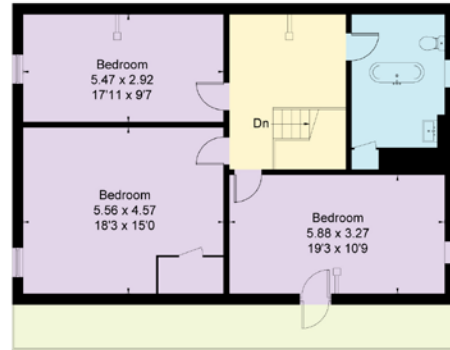








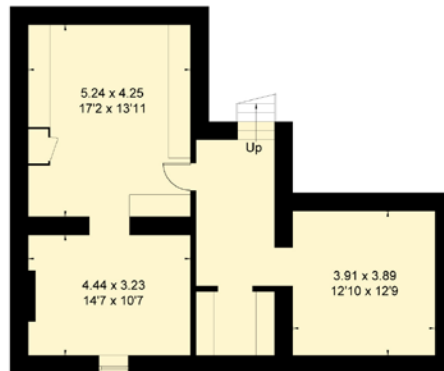
First Floor



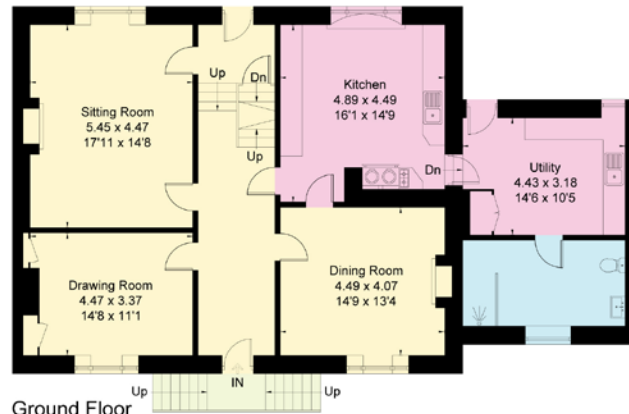
Second Floor



(Not Shown in Actual  
Location / Orientation)



Lower Ground Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73247

## Floorplans

House internal area 4278 sq ft (397.4 sq m)

Outbuilding 75 sq ft (7sq m)

For identification purposes only.

## Directions

Post Code GL56 0LH

The Steps is located in the centre of the town and is identified by a for sale board.

what3words: ///fight.once.ultra

## General

Local Authority: Cotswold District Council 01285 623000

Services: Mains water, gas, electricity and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

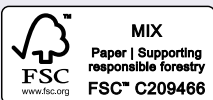
Wayleaves and easements: The sale is subject to all rights of support, public and private rights-of-way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other rights whether mentioned in these particulars or not.

## Moreton-in-Marsh

Fosse House, High Street GL56 0LH

01608 650502

moreton@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

