



4, Poppy Drive
Moreton-in-Marsh, Gloucestershire

An exceptionally spacious modern house

An exceptionally well presented modern house on the edge of this exclusive development backing onto Cotswold Gate Meadow, which has been thoughtfully extended by the current owners.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



ATTRACTIVE ENCLOSED GARDEN



FREEHOLD



TOWN



2,990 SQ FT



**GUIDE PRICE
£975,000**



The property

4, Poppy Drive was originally built by Cala Homes and occupies one of the premier plots on their prestigious Cotswold Gate development backing onto the Cotswold Gate Meadows and at the end of a small cul-de-sac of just four houses.

The current owners have subsequently added a substantial and thoughtfully designed extension which gives a much larger dining room and study together with a gym. Also on the ground floor is a well-appointed kitchen/breakfast room with utility room adjacent, a sitting room and a downstairs cloakroom. On the first floor there are five spacious bedrooms, two having en-suite bathrooms, and a further family bathroom.

Outside

4, Poppy Drive is situated at the end of the cul-de-sac backing onto a protected open space. There is ample parking for several vehicles with access to an integral garage. There is an enclosed private garden with a further vegetable garden to the rear of the garage.



Location

4, Poppy Drive is located just off the Todenham Road on the edge of Moreton-in-Marsh but within half a mile of both the town centre and the railway station.

Within the town there are comprehensive facilities including doctors' surgeries, a hospital, bank, dentist and a range of shops and supermarkets. There is schooling within the town for children up to the age of 11.

Communication links are good with a mainline station with train links to Oxford, London and Birmingham taking from 35 minutes, 90 minutes and 80 minutes respectively. Chipping Norton and Stow-on-the-Wold are close by, and further recreational and educational facilities, whilst Stratford-upon-Avon 16 miles, Cheltenham 23 miles, and Oxford 27 miles, are all within easy reach.

Distances

- Moreton-in-Marsh Town 0.5 of a mile
- Stow-on-the-Wold 5 miles
- Chipping Norton 9 miles
- Stratford-upon-Avon 17 miles

Nearby Stations

- Moreton-in-Marsh 0.5 of a mile

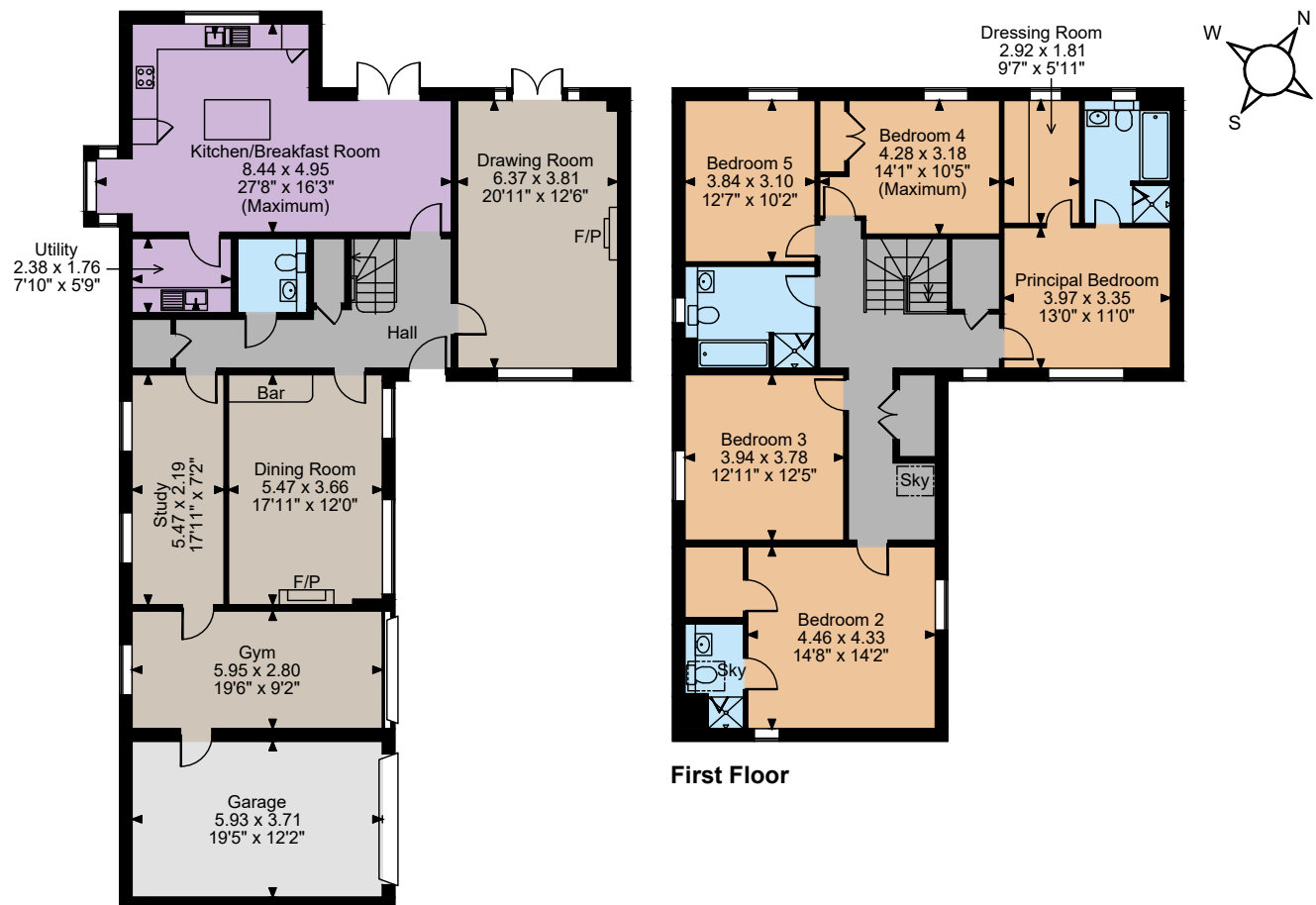
Key Locations

- Daylesford Organic Farm Shop 7 miles
- Soho Farmhouse 16 miles
- Royal Shakespeare Company 17 miles

Nearby Schools

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





Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 2,752 sq ft (256 sq m)

Garage internal area 238 sq ft (22 sq m)

Total internal area 2,990 sq ft (278 sq m)

For identification purposes only.

Directions

GL56 9PT - From Moreton-in-Marsh High Street take the Todenam Road and after about a quarter of a mile turn right into Cornflower Road, Poppy Drive is the third turn on the right and No 4 is at the end of the cul-de-sac.

what3words: ///refrain.windmill.evenings

General

Local Authority: Cotswold District Council

Services: Mains electricity, water and drainage, Air Source Heating. EV Charging point.

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

Council Tax: Band G

EPC Rating: B

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as carpets and curtains may be available by separate negotiation.

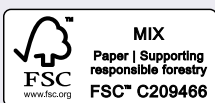
Wayleaves and easements: The sale is subject to all rights of support, public and private.

Moreton-in-Marsh

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