

PROPERTY AGENTS

**JP**Knight



Cranford Cottages, Moulsoford OX10 9HR





## Cranford Cottage, Moultsford

A beautifully presented double fronted period cottage, believed to date back to the 1920s with later additions, set in this highly regarded village with far reaching countryside views to the side and rear and close proximity to the highly regarded Cranford House and Moultsford Preparatory Schools. Accommodation comprises four good sized bedrooms and two bathrooms to the first floor. Whilst on the ground floor there is a family room, 19' kitchen/breakfast room, utility room/WC and a 20' triple aspect living room with doors to the garden.

The recently landscaped garden wraps around the property with an established lawn interspersed with trees and shrubs and a secluded paved area perfect for outdoor entertaining. There is parking to the front for 2/3 cars with gated access to the garden.



## Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

Enclosed Entrance Porch: Quarry tiled floor.

Entrance Hall: Window to the side, wood floor, understairs storage cupboard, radiator, stairs to landing.

Family Room: 14'4 x 11'11 Walk-in bay window to front, corner stone fireplace with slate hearth, radiator, wood floor.

Living Room: 20' x 13'7 A stunning triple aspect room with glorious views and twin bi-fold doors opening to the rear, Woodwarm stove on a stone hearth, two radiators, 8'6 ceiling.

Kitchen/Breakfast Room: 19'4 x 14'2 A bright room with a large window to the rear, it is fitted with a range of in-frame hand painted storage cupboards with wooden work surfaces and Belfast sink. Four oven gas fired Aga on a quarry tiled base, further appliance space, wood floor, downlighters and gas boiler.







Utility/Cloakroom: 8'10 x 7'1 Two windows to side, range of storage units with wooden work tops, Belfast sink, quarry tiled floor, low level WC, space for washing machine, downlighters and radiator.

Stairs to Galliered Landing: Velux window, walk-in airing cupboard. loft access (ladder and light).

Bedroom 1: 15' x 10' Rear aspect, radiator.

En Suite Shower Room: White three-piece suite, wood style floor.

Bedroom 2: 13'8 x 11' Double aspect with windows to rear and side, radiator.

Bedroom 3: 12' x 12' Radiator, front aspect.

Bedroom 4: 13'8 x 8'5 (L-shaped) Front aspect, radiator.

Bathroom: White four-piece suite that includes a roll top bath and wide shower cubicle, Velux window, wood style floor, downlighters.

#### Outside

The property has a gravel driveway with parking for 2/3 cars and gated access to the front garden.

Immaculately landscaped gardens surround the property facing east and west with stunning countryside views. It is predominantly set to lawn interspersed with trees and shrubs, the front garden extending to 53' in depth.

To the rear of the cottage there is a large secluded paved terrace perfect for outdoor entertaining enclosed by timber fencing and the lawn extends around the side to the front. There is a post and rail timber fence with open aspect across the adjacent playing fields.



## Directions

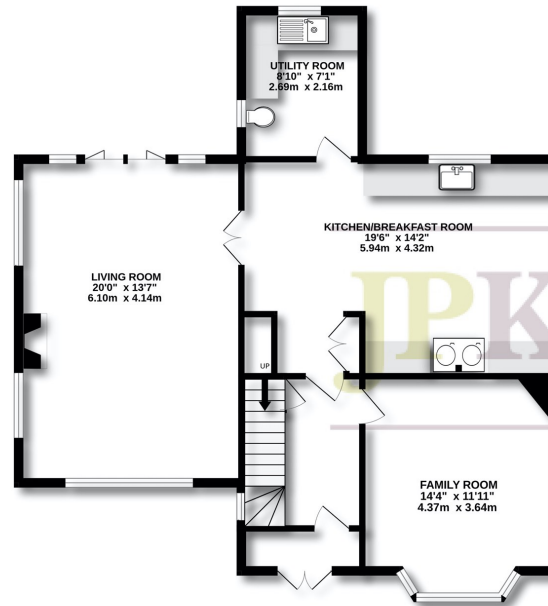
From our offices turn left and cross over the Market Square and down St Marys Street. Follow this road to the roundabout, continue straight across on to the A329. Follow this road for approx. 2.5 miles, after crossing a narrow humpback bridge the property is the next on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

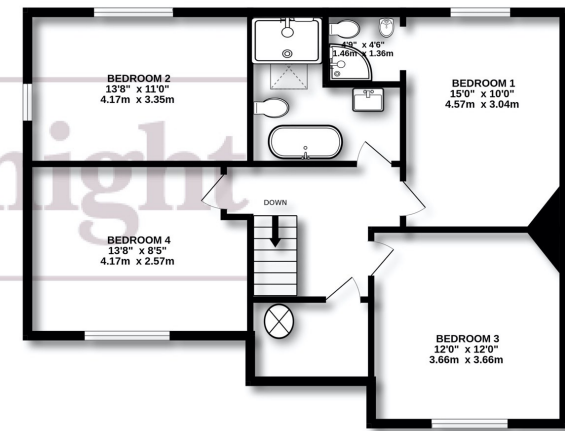
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1586 sq.ft. (147.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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