



## Moreton Gates, Moreton, CM5 0GP

Guide Price £1,500,000-£1,600,000

- Set Within 1/2 Acre Plot (STLS)
- Extended Open Plan Living Space With Underfloor Heating
- Stunning Master Bedroom Complete With Dressing Area & En Suite
- Located Within The Quiet Village Of Moreton With A Choice Of Country Pubs & Moreton Primary School
- Five Bedroom Detached House
- Bespoke Fitted Kitchen With Quartz Worktop & Separate Utility
- Fully Tiled Family Bathroom With Freestand Bath

# Moreton Gates, Moreton, CM5 0GP

Caplen Estates welcomes to the market this exquisite property located in the charming village of Moreton Gates, Moreton. This stunning detached house, built in 2004, offers a spacious living experience with four reception rooms, five bedrooms, and three bathrooms spread across 3159 sq ft.

As you step inside the property, you are greeted by stylish decor, which runs throughout the property. The large rear extension boasts underfloor heating, skylights and bi-fold doors, which provide panoramic views of the beautiful garden, creating a serene and peaceful atmosphere. The bespoke fitted kitchen is a chef's dream, featuring quartz worktops and integrated appliances and breakfast bar, which is set up perfectly for preparing delicious meals for family and friends. There is also a separate utility room.

The highlight of this property is the stunning master bedroom, complete a separate dressing area with built-in wardrobes. A modern fully-tiled ensuite with twin showers offers the homeowner a luxurious retreat at the end of the day. The second double bedroom also offers an ensuite plus there is a modern family bathroom with freestanding bath.

Outside, the property boasts a large rear garden, ideal for outdoor gatherings and relaxation. Additionally, there is a detached double garage and ample parking space for multiple cars, providing convenience for the homeowner and their guests.

Situated on a half-acre plot (STLS), this property offers a perfect blend of tranquillity and modern living,. The area provides a choice of country pubs and is set within the catchment for Moreton Church of England Primary School. Don't miss the opportunity to make this house your home and enjoy the best of village life in Moreton. Call our sales team to arrange a viewing,



Council Tax Band: G



Large Hallway

Living Room

6.45m x 3.96m (21'2" x 13')

Dining Room

3.20m x 4.67m (10'6" x 15'4")

Lounge

5.75 x 8.92 (18'10" x 29'3")

Kitchen

6.60m x 3.94m (21'8" x 12'11")

Utility

1.78m x 2.67m (5'10" x 8'9")

WC

Play Room

2.46m x 3.94m (8'1" x 12'11")

Bedroom One

7.04 x 3.94 (23'1" x 12'11")

Ensuite

2.01m x 2.77m (6'7" x 9'1")

Bedroom Two

4.70 x 5.11 (15'5" x 16'9")

Ensuite

Bedroom Three

3.25m x 3.02m (10'8" x 9'11")

Bedroom Four

3.05 x 3.89 (10'0" x 12'9")

Bedroom Five

2.32x 4.00 (7'7"x 13'1")

Main Bathroom

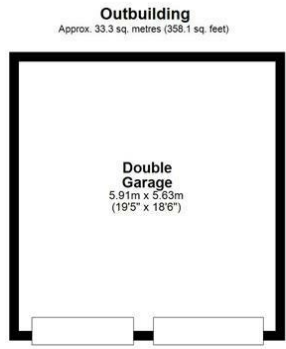
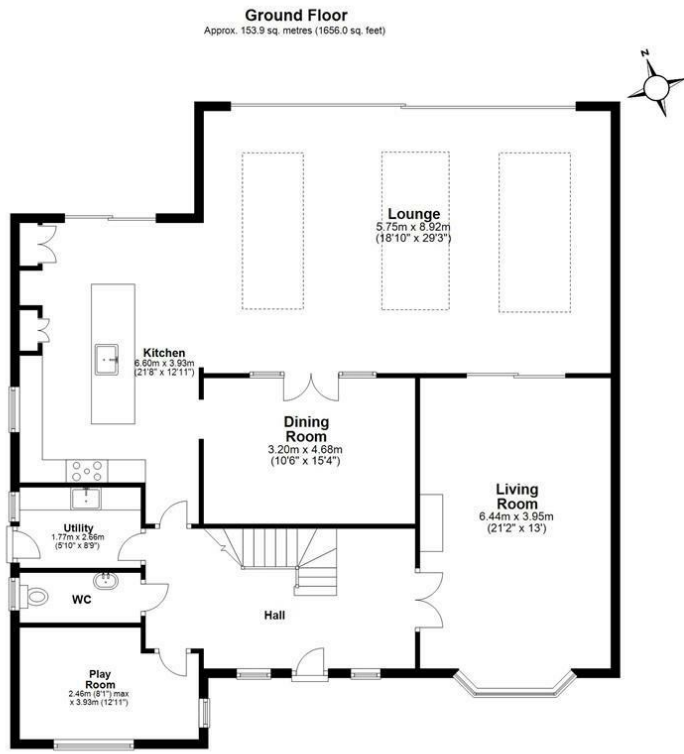
2.42 x 2.78 (7'11" x 9'1")

Double Garage

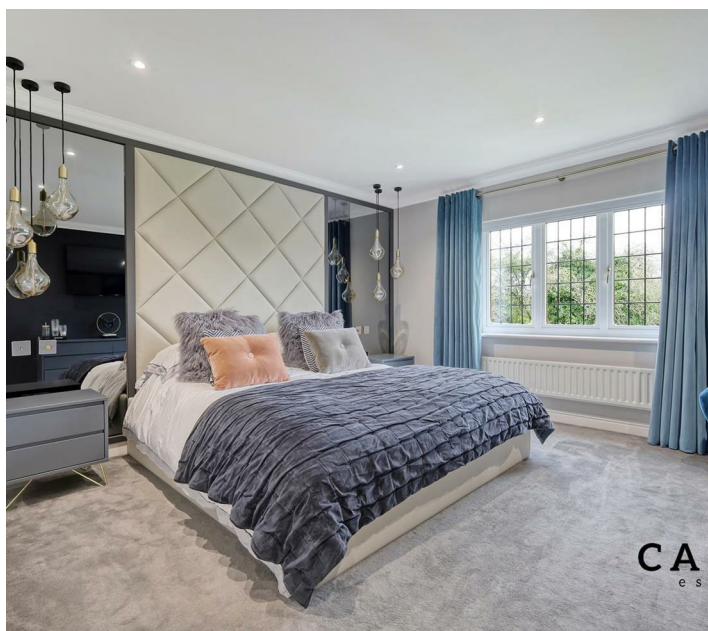
5.92m x 5.64m (19'5" x 18'6")

Large Garden

tbc (tbc)



Total area: approx. 291.6 sq. metres (3138.7 sq. feet)  
Moreton Gate

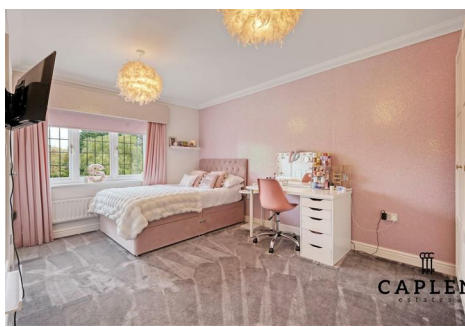




  
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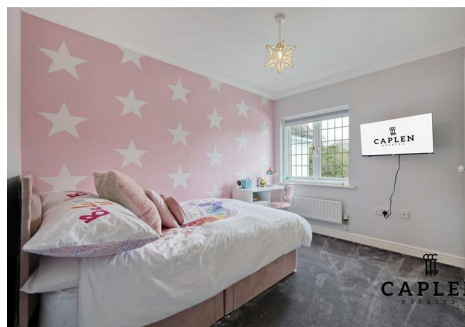
  
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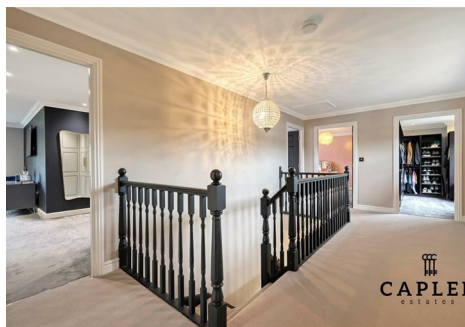
  
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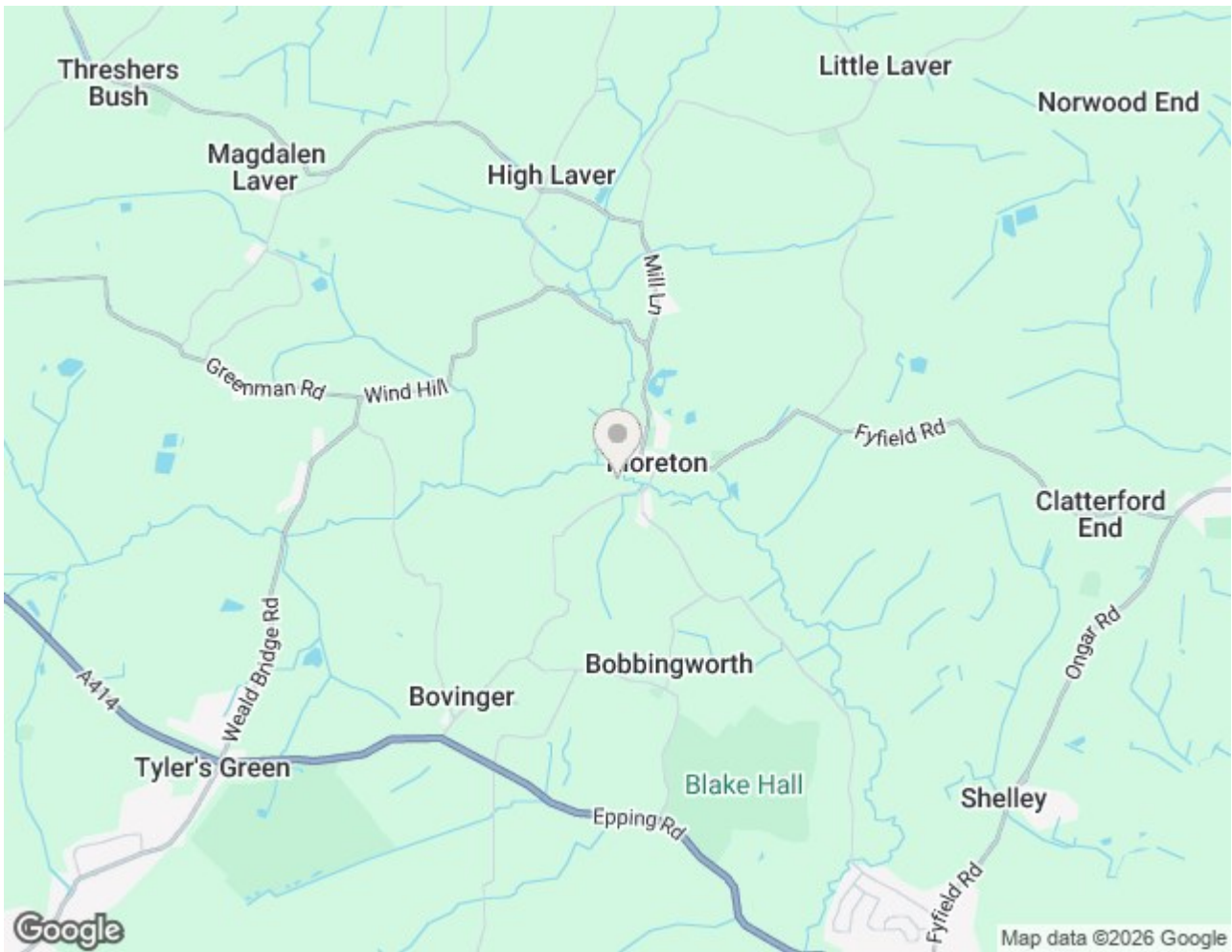
  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

G

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.