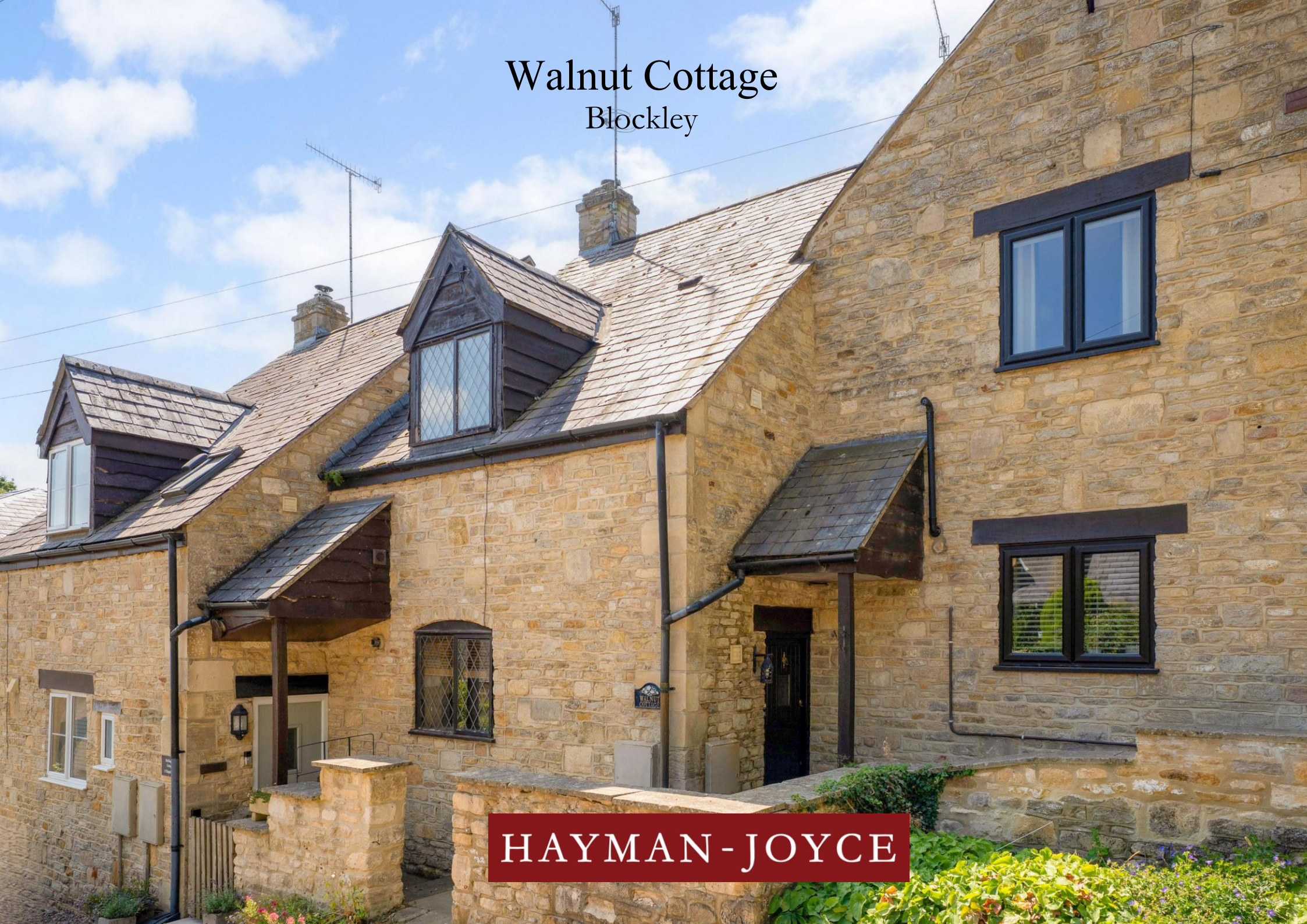


A photograph of a two-story stone cottage with a steep gabled roof. The building is constructed from light-colored, irregular stone blocks. It features several windows with dark frames, including a large dormer window on the roof and a smaller one on the ground floor. A black door is visible on the right side. The sky is blue with scattered white clouds. A small sign on the wall reads 'WALNUT COTTAGE'.

Walnut Cottage

Blockley

HAYMAN-JOYCE

WALNUT COTTAGE

2 ARLINGTON COTTAGES

BLOCKLEY

MORETON-IN-MARSH

GLOUCESTERSHIRE

GL56 9BG

SPACIOUS THREE-BEDROOM
COTTAGE WITH POTENTIAL,
PRIVATE PARKING FOR TWO CARS,
AND ENCLOSED REAR GARDEN.

SITUATION

Attractive Cotswold village with many period properties
Communally run post office/store/cafe, two public houses,
parish church and primary school

Good selection of shops and amenities for everyday needs in
both Chipping Campden and Moreton-in-Marsh, just 3 miles
away

Academy Status Schools for ages between 11 and 18, at both
Chipping Campden (3 miles) and Bourton-on-the-Water (10)

Private schools nearby are Kitebrook Preparatory School (5
miles) and Kingham Hill School (8)

The award-winning Daylesford Farm Shop, including the
exclusive 'The Club by Bamford' is about 10.5 miles away

The Members' Club, Soho Farmhouse, is about 20.5 miles away

Good train services to London via Oxford from Moreton-in-
Marsh (3 miles), the fastest reaching Paddington from 92
minutes

Guide Price £350,000

No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh

Gloucestershire

GL56 0AX

01608 651188

moreton@haymanjoyce.co.uk



THE PROPERTY

- Originally built in the late 1980s, Walnut Cottage is beautifully situated in a quiet lane just off the High Street, with benefit of a recent redecoration, enclosed rear garden and off-street parking
- The front door with an open canopy porch leads through to the hallway with quarry tiled floor and access to the first floor, with a connecting downstairs cloakroom
- The kitchen offers a good range of wall and floor units with laminated work surfaces and inset stainless-steel sink unit, wall mounted gas central heating boiler, single electric oven, separate four-ring gas hob, and space and plumbing for washing machine and under counter fridge/freezer
- The spacious 15' x 15' sitting room has part-stone walling incorporating an electric wood burner stove with wooden mantel and stone hearth, with double French doors leading to the enclosed rear garden
- The stairs lead to a galleried landing area, connecting to all three bedrooms, which are serviced by the separate shower room
- Two of the bedrooms enjoy lovely views of the village and the countryside beyond
- Walnut Cottage has been recently decorated, had new fitted carpets and has scope for further improvement
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,400 pcm

OUTSIDE

- The south facing rear garden can be accessed from the sitting room leading onto a private patio terrace, some stone planters and seating area. An additional uncultivated area could be easily re-laid to lawn
- The garden is enclosed by a mix of solid timber fencing and a rear gate allowing for garden refuse to be removed
- Off-street parking for two vehicles is provided off Chapel Lane

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 51.2 Mbps if provider is BT

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £2,930.87

DIRECTIONS

- From Moreton in Marsh take the A44 towards Broadway and just after Bourton-on-the-Hill turn right signposted 'Blockley'
- On reaching the village continue through and at the brow of the hill turn left towards the village centre and at the T junction turn right into Park Road and then immediately left into Greenway Road
- Then take the first left into Backends
- Proceed along this road, going downhill and you will see the property in front of you as the road bends around to the left
- The parking is just to the right of the property
- what3words: entitles.ecologist.cherished

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

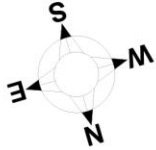


MIM100007 / 628050

IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.



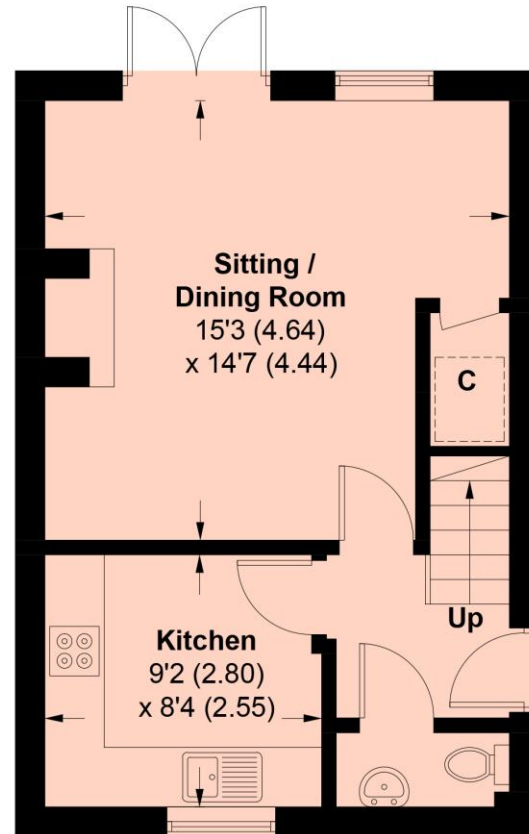


Walnut Cottage, Chapel Lane, Blockley, Moreton-in-Marsh, GL56 9BG

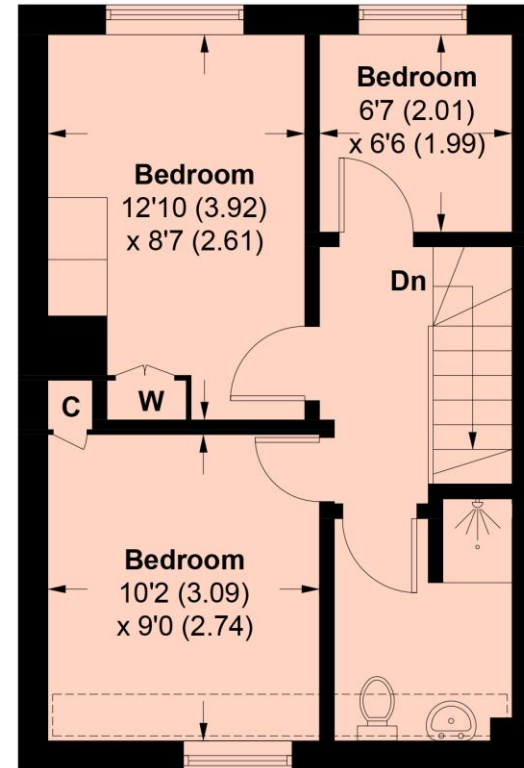
Approximate Area = 67.6 sq m / 728 sq ft
For identification only - Not to Scale



= Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k