



HAYMAN-JOYCE

# 51 BECESHORE CLOSE

MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 9NB

FABULOUS FOUR BEDROOM  
DETACHED FAMILY HOUSE,  
SITUATED ON A MOST SELECT  
AND POPULAR RESIDENTIAL  
DEVELOPMENT.

## SITUATION

Attractive bustling north Cotswold market town situated near the borders of Oxfordshire and Warwickshire

Comprehensive facilities including GP Surgeries, hospital, dentist, bank, restaurants, public houses, range of shops, supermarkets and popular Tuesday market

Mainline station with train services reaching Oxford (from 40 minutes) and Paddington (from 92)

Within the catchment area for Chipping Campden School, a non-selective secondary school and sixth form with academy status

The award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford' is about 8 miles away

The Members' Club, Soho Farmhouse, is about 16.5 miles away

Other larger towns within easy reach are Stratford-upon-Avon (16 miles), Cheltenham (23) and Oxford (27)

Guide Price £825,000

## HAYMAN-JOYCE

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)







## THE PROPERTY

- Superbly presented and highly impressive, detached family house, well situated on a private road on the edge of this select and sought-after development, in a quiet courtyard setting, and backing onto open parkland, and is further complemented by spacious accommodation, a low-maintenance garden and detached double garage
- The enclosed entrance porch opens to the larger than average hall with wood laminate floor, ample enclosed storage, refitted cloakroom and stairs rising to the first floor
- The dual-aspect sitting room has French doors to the garden, and an attractive coal-effect gas fire with decorative wooden surround, marble inserts and hearth
- The dining room is also dual aspect
- The contemporary kitchen/breakfast room has been modernised to a high standard, and has a good selection of wall and base cupboards, fitted with basket inserts for added storage, work surfaces, inset cream sink and several built-in appliances such as a Neff oven and eye-level microwave, AEG four-ring induction hob with a stainless-steel splashback and overhead extractor hood, and Smeg dishwasher
- Open to the kitchen, is the spacious breakfast room, providing ample space for a large table and chairs, with French doors to the conservatory. Off the kitchen is the practical utility room with wall and base units, work surfaces, inset cream sink, built-in Smeg washer/dryer and a part-glazed side door leading to the rear garden
- The bright and airy conservatory has a ceiling fan, a ceramic tiled floor, a wall-mounted electric heater and French doors leading onto the external terrace
- On the first floor, the good-size landing has a built-in airing cupboard, and access to the loft with an attached ladder, and door to the principal bedroom dressing area
- The principal bedroom is particularly impressive, having fitted bedside cabinets, and cupboards with drawers beneath, and a walk-through dressing area with fitted dressing table with drawers, and built-in wardrobes, and an en-suite shower room having a shower cubicle with rain-shower over, vanity wash-hand basin and low-level wc
- The second double bedroom also has a built-in double wardrobe and an en-suite shower room
- Two further double bedrooms both with built-in double wardrobes
- The family bathroom has a panelled bath with a mixer shower attachment, separate shower cubicle with mains-operated shower, low-level wc and pedestal wash-hand basin
- If this is a lettings investment, we would recommend a letting guide price in the region of £2,500 pcm
- EPC band C



## OUTSIDE

- Enjoying a sunny, west-facing aspect, the rear garden offers a good deal of seclusion and is predominantly laid to gravel with two terraces either side of the conservatory. In addition, there are two circular patios and extensive mature planting beds
- There is a personal door opening to the double garage and a separate gated access to the drive
- The detached double garage has power and light, two metal up and over doors, with ample parking for several vehicles in front

## DIRECTIONS

- From the High Street of Moreton-in-Marsh head north on the A429 (Fosse Way) and just after the railway bridge turn right signposted 'Todenham'
- Take your next right into 'Blenheim Way' and follow the road into Beceshore Close
- Turn left into 'Beceshore Close' and right into 'Beceshore Close, Nos 50 to 53'
- On entering the courtyard through Cotswold stone pillars, the property will be found in the far-right hand corner
- what3words: agreeing.wordplay.binder

## SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 53.0 Mbps if provider is BT

## OUTGOINGS

- Council tax – band F
- Tax payable for 2025/26 - £3,313

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

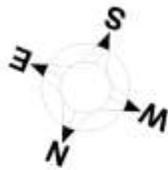
- Strictly by prior appointment with the sole selling agents:

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

## 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.





# 51 Beceshore Close, Moreton-in-Marsh, GL56 9NB

Approximate Area = 171.8 sq m / 1849 sq ft

Garage = 28.9 sq m / 311 sq ft

Total = 200.7 sq m / 2160 sq ft

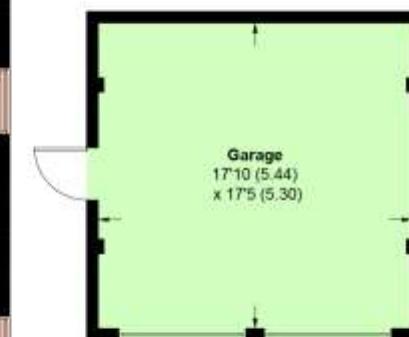
For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**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

Ref: MIM120184 621022