



HAYMAN-JOYCE

STEPPING STONE

STRETTON-ON-FOSSE
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9SG

UNIQUE EQUESTRIAN
OPPORTUNITY WITH APPROX. 8
ACRES OF PADDOCKS, STABLING,
MENAGE AND HORSE WALKER,
WITH THE ADVANTAGE OF AN
ADJOINING SEMI-DETACHED
FAMILY HOME.

SITUATION

North Cotswold village, situated just off the Fosse Way approx. 4 miles from Moreton-in-Marsh and 2½ miles from Shipston-on-Stour, where there are a wider range of facilities for day-to-day needs

Fine village church and local inn

Popular 'Vegetable Matters' Farm Shop and Café is about 2.8 miles

Other towns within easy reach include Stratford-upon-Avon (12 miles), Leamington Spa (20) and Banbury (16)

Although Gloucestershire is the correct postal address, the property is in Warwickshire

Chipping Campden School (5 miles) is a non-selective secondary school and sixth form with academy status

Good train services from Banbury (16 miles) reaching Marylebone from 56 minutes, and Moreton-in-Marsh (6 miles) reaching Paddington from 92 minutes

Guide Price £850,000

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk







THE PROPERTY

- An ideal equestrian opportunity, this modern semi-detached three bedroom family home has secluded gardens, a gravelled front driveway for several vehicles and adjoining paddocks of approx. 8 acres, with four stables, two field shelters, tack room, chalet-style wooden cabin, ménage, horse walker, with separate vehicular access
- Generous entrance hall has stairs rising to the first floor with ample open understairs storage and a downstairs cloakroom
- The house offers a good level of accommodation with an open-plan kitchen/dining and sitting room
- The sitting room has plenty of natural light from the large bay window, as well as ceramic tiled flooring and an attractive fireplace incorporating a cast-iron wood burner with tiled hearth and wooden mantel
- The shaker-style kitchen/dining room offers a good selection of wall and base units with fitted Rangemaster gas double oven, granite work surfaces and inset circular sink, as well as a breakfast bar, with ample space for a large table and chairs
- Adjoining the kitchen, is the utility room with a further range of shaker-style wall and base units, granite work surfaces, and an additional external glazed door to the garden
- Connecting to the utility room, is a large downstairs shower room incorporating a shower cubicle with electric shower over and space and plumbing for up to three washing machines with work surfaces and fitted shelving above
- To the first floor, there are three bedrooms
- Family bathroom with a panelled double-ended bath, complemented by fully tiled walls, ceramic tiled flooring and a heated towel rail
- Useful loft space above the garage

OUTSIDE

- The long rear gardens offer a good degree of seclusion, with extensive flower and shrubs and a central paved pathway leading to the rear of the garden, where there is gated access in the stable yard and the surrounding paddocks
- The enclosed stable yard is laid to concrete with ample drainage, with a block of four stables, tack room and additional wooden sheds for storage
- Leading through a connecting five bar gate are the surrounding paddocks, providing access to the nearby chalet-style wooden cabin with power, water and drainage, a 35 ft. x 25 ft. ménage with a sand and clopf surface, horse walker, field shelters with water and power, established pond with bull rushes and an impressive natural swimming pool with surrounding gabion stone baskets
- There is plenty of additional parking, if required, with easy vehicular access via the twin five-bar gates accessed from the top of the farm-track called Old Tree Cottages, leading off the Green, which is the main road leading through the village
- There is also the advantage of secondary vehicular access via a right of way for agricultural use to the north-east corner, via the Golden Cross, which is accessed off the Fosseway

AGENT'S NOTE

- Stepping Stone was subject to a recent insurance claim for subsidence
- The current insurer will continue to insure the property

DIRECTIONS

- From Moreton-in-Marsh take the A429 (Fosse Way) north and after 4 miles turn left signposted 'Stretton-on-Fosse'
- Follow the road into the village and after approx. half a mile the property will be found on the right opposite the turning into 'Chapel Gardens'
- what3words: restriction.sunbeam.blotchy

SERVICES

- Main water, electricity and drainage are connected
- Bottled gas provides central heating
- Average broadband speeds advertised within this postcode are up to 23.5 Mbps
- EPC Band F

OUTGOINGS

- Council tax – currently band D
- Tax payable for 2025/26 - £2,331.40
- As the property has been improved it has been marked with an improvement indicator. Therefore, the council tax band will be reviewed and will likely increase following the sale of the property

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

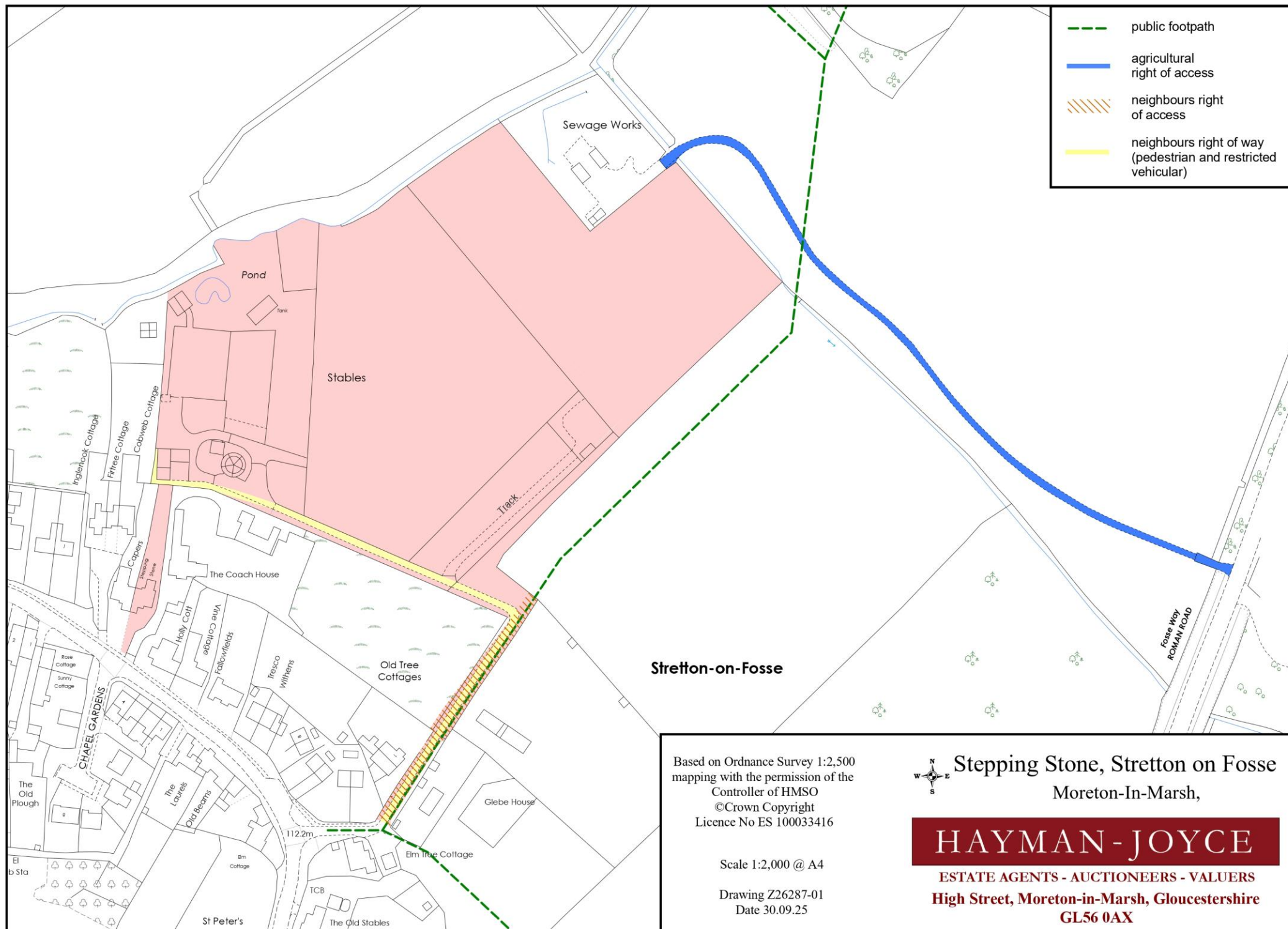
- Strictly by prior appointment with the sole selling agents:

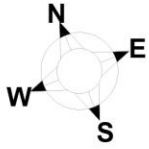
H A Y M A N - J O Y C E
01608 651188



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.





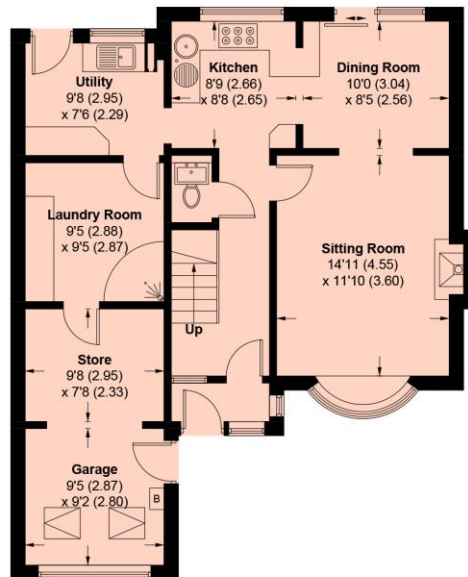
Stepping Stone, Stretton-on-Fosse, Moreton-in-Marsh, GL56 9SG

Approximate Area = 132.7 sq m / 1428 sq ft

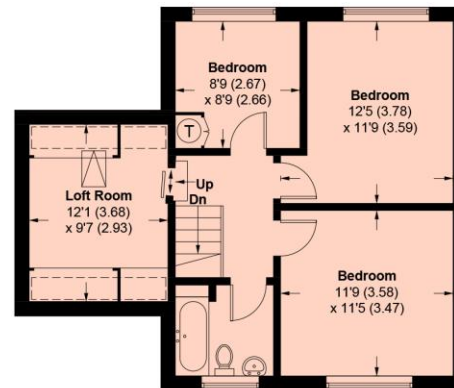
Outbuildings = 110.2 sq m / 1186 sq ft

Total = 242.9 sq m / 2614 sq ft

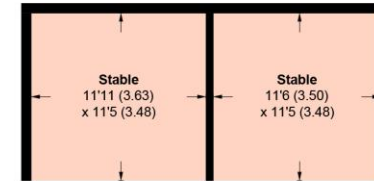
For identification only - Not to Scale



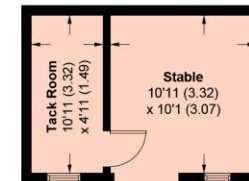
GROUND FLOOR



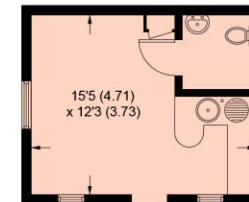
FIRST FLOOR



(Not Shown In Actual Location / Orientation)



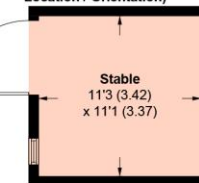
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(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

MIM140163 : 529003