



HAYMAN-JOYCE

# 11 BECESHORE CLOSE

MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 9NB

BEAUTIFULLY PRESENTED  
DETACHED FAMILY HOUSE  
SITUATED ON A POPULAR  
RESIDENTIAL DEVELOPMENT.

## SITUATION

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

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

Popular Batsford Arboretum & Garden Centre is about 1.5 miles away

The award-winning Daylesford Farm Shop is about 8 miles away

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

The mainline station is a 5 minutes' walk

Mainline station with train services reaching Oxford (30 minutes) and Paddington (92 minutes)

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

Guide Price £765,000  
No Chain

**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 attractive double-fronted detached family home, immaculately presented throughout, with large family kitchen, three reception rooms, two-en-suite shower rooms, private walled garden and detached double garage
- The central entrance hall is bright and airy, with stairs rising to the first floor with a large understairs storage cupboard, and cloakroom
- The spacious double-aspect sitting room, has a front bay window with bespoke shutters, French doors to the stunning rear garden, an attractive fireplace with a marble surround and hearth incorporating a cast-iron gas-effect wood burner, and Karndean flooring
- The dining room has a beautifully wooden panelled feature wall and a bay front window, also with bespoke shutters, and Karndean flooring
- The third reception room is a good-size study/playroom, with Karndean flooring and lovely views of the landscaped rear garden
- The kitchen/family room is particularly impressive, offering an excellent selection of wall and base units, with a number of built-in Bosch appliances, such as a double oven, five-ring gas hob with extractor hood above, fridge-freezer and dishwasher, as well as laminated work surfaces incorporating a stainless-steel sink
- Adjoining the kitchen, is the utility room, with a laminated work surface, inset stainless-steel sink, space and plumbing for a washing machine and separate tumble dryer and the wall-mounted gas boiler
- To the first floor, the principal bedroom is generous in size, and offers a walk through area with a good selection of built-in wardrobe cupboards and a refitted ensuite shower room, consisting of a walk-in double shower with rain-shower, pedestal wash-hand basin, low-level wc, and heated towel rail
- The second bedroom also has the benefit of a walk-through wardrobe area, with an adjoining en-suite shower room consisting of an enclosed double shower with mains-operated shower, pedestal wash-hand basin and low-level wc
- Double bedroom three and single bedroom four, are both serviced by the large family bathroom, consisting of a tongue and groove panelled bath, pedestal wash-hand basin, low level wc and airing cupboard housing the Megaflo immersion tank
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,500 pcm

## OUTSIDE

- The pretty walled rear garden offers a good degree of privacy, and is beautifully tended throughout, with a circular section of lawn, paved terrace and a gravelled area interspersed with paving, extensive mature planting beds, gated rear access to driveway and personal side door to the detached double garage

- The detached double garage has two twin up and over power doors, with light, power, and side access to the rear garden, and ample off-street parking to the front of the garage
- The front garden is meticulous in appearance, with an additional section of lawn and surrounding borders housing planted laurels, enclosed by willow wicker lawn edge fencing, with a gated side access and paving leading to the front door

## DIRECTIONS

- From the High Street head north on the A429 (Fosse Way) and just after the railway bridge turn right signposted Todenham and turn right again into Blenheim Park
- Follow the road into the development taking your first left where the property will be found on the corner of Beceshore Close and Lemynton View
- what3words: insects.basics.wades

## SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 52.6 Mbps if provider is BT
- EPC Band C

## OUTGOINGS

- Council tax – band F
- Tax payable for 2026/27 - £3,484.08

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

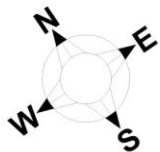
H A Y M A N - J O Y C E  
01608 651188

MIM150299 / 625031

## 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.





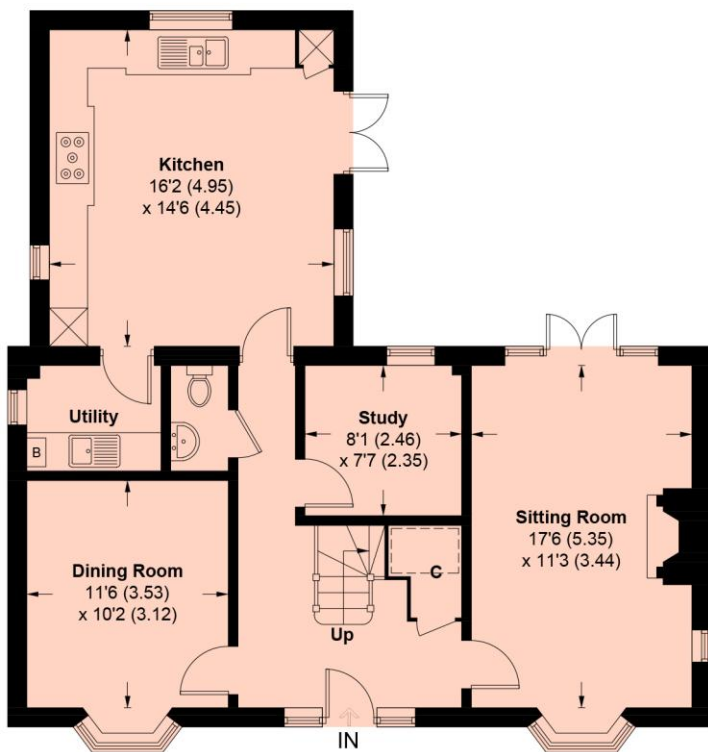
# 11 Beceshore Close, Moreton-in-Marsh, GL56 9NB

Approximate Area = 159 sq m / 1711 sq ft

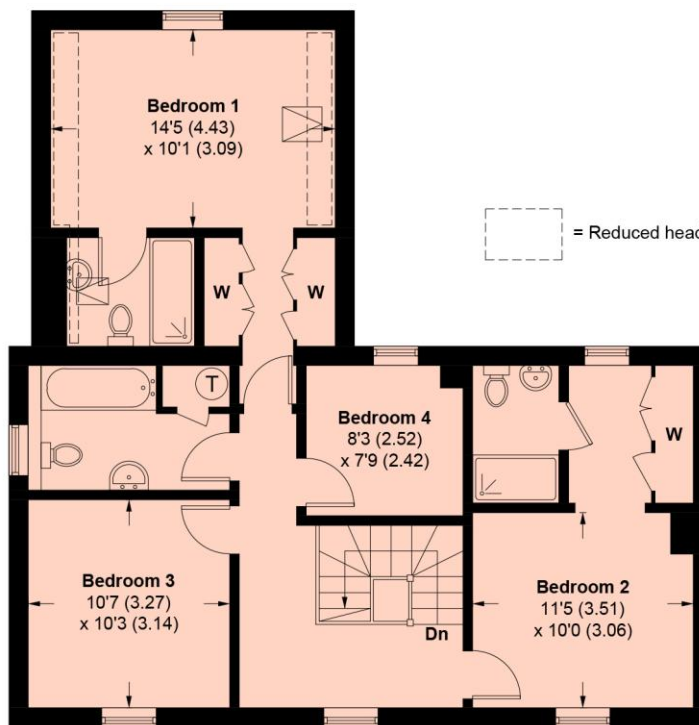
Garage = 29.4 sq m / 316 sq ft

Total = 188.4 sq m / 2027 sq ft

For identification only - Not to Scale

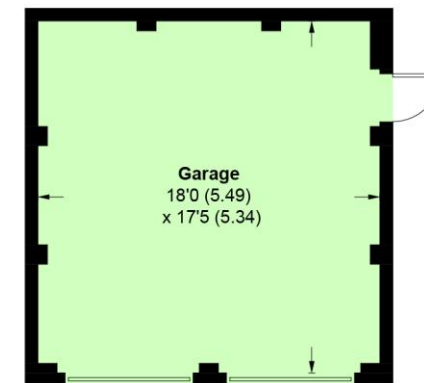


**GROUND FLOOR**



**FIRST FLOOR**

= Reduced headroom below 1.5m / 5'0



(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