



HAYMAN-JOYCE

5 THE GREEN
STATION ROAD
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0JZ

MODERN LINK-DETACHED FAMILY
HOME CLOSE TO THE CENTRE OF
TOWN, WITH GENEROUS GARDEN
AND PARKING.

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 Cotswold School, Bourton-on-the-Water has earned an 'Outstanding' reputation as a popular and successful 11-18 comprehensive academy (8 miles)

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

Guide Price £375,000
No Chain

HAYMAN - JOYCE

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



THE PROPERTY

- Good-size detached three-bedroom family home in need of some updating, conveniently located just off Station Road in Moreton town centre, with part-converted garage, ample off-street parking and an established rear garden
- The good-size entrance hall has an adjoining downstairs cloakroom and stairs rising to the first floor
- The impressive dual-aspect sitting/dining room offers plenty of natural light with an attractive stone fireplace incorporating a coal-effect electric fire and a leaded-light French door leading onto the external terrace
- The modern kitchen offers a selection of contemporary wall and base units, with laminated wood-effect work surfaces, inset one and an half sink with mixer tap, spaces for gas cooker and fridge, half-tiled walls and the lovely feature of the original glazed serving hatch
- There is also a separate utility room forming part of the original garage, with laminated worksurfaces
- To the first floor, all three bedrooms are of a good-size, with the benefit of double wardrobe cupboards and all are serviced by the modern fitted bathroom, consisting of a panelled bath with electric shower over, pedestal wash-hand basin and low-level wc
- EPC Band C
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,350 pcm

OUTSIDE

- The generous rear garden offers a good degree of seclusion and is predominantly laid to paving and interspersed with gravelled areas, with a small area of lawn at the end with steps leading up the elevated area with extensive plantings, the whole enclosed by panelled fencing and mature shrubberies
- To the front of the property, is a hardstanding drive with space for two/three vehicles leading to the shortened integral garage, as well a small area of lawn, and a canopied porch leading to the front door
- A gated side access leads to the rear garden

DIRECTIONS

- From the High Street of Moreton-in-Marsh take the A44 towards Chipping Norton and Oxford turning left into Station Road as you approach the bridge
- Turn immediately right into The Green and the property will be found towards the bottom of the cul-de-sac on the right
- what3words: whisk.harp.openly

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.7 Mbps if provider is BT

OUTGOINGS

- Council tax – band D
- Tax payable for 2025/26 - £2,293.61

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
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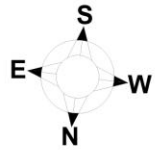


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IMPORTANT NOTICE

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.





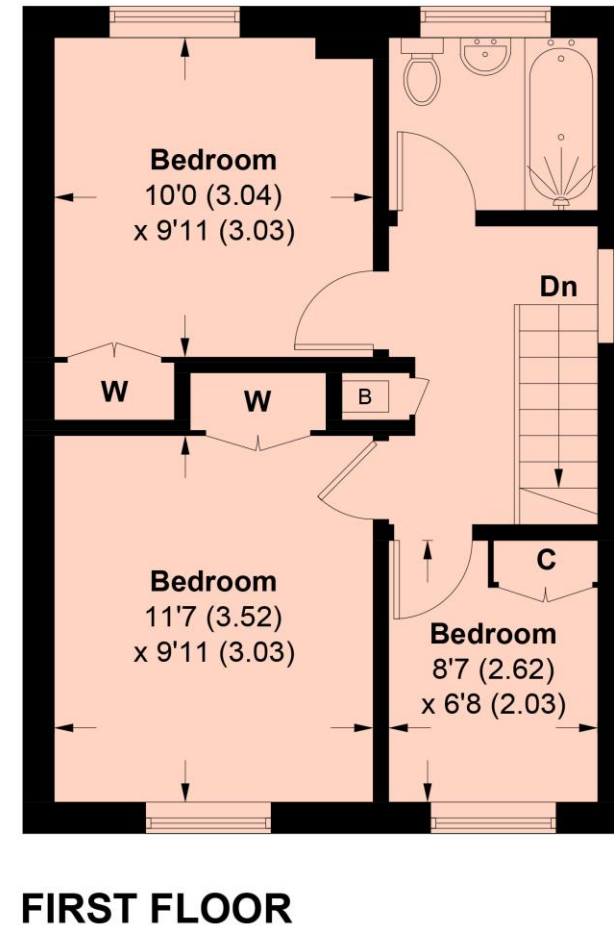
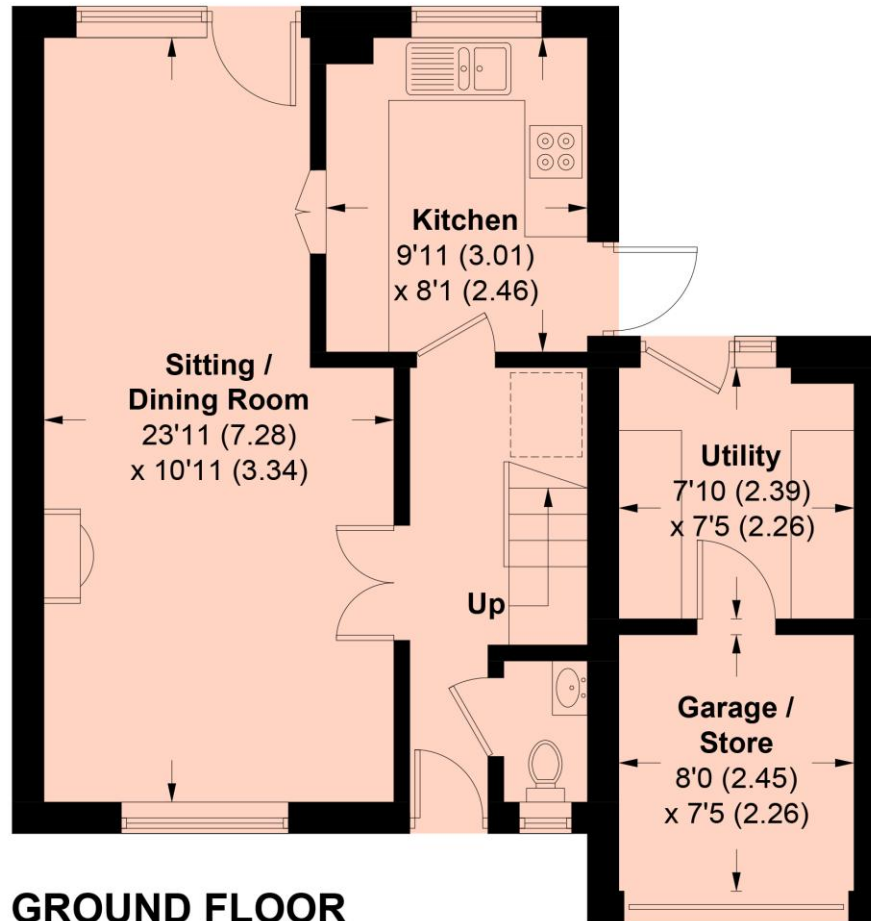
5 The Green, Moreton-in-Marsh, GL56 0JZ

Approximate Area = 76.3 sq m / 821 sq ft

Outbuilding = 11.4 sq m / 123 sq ft

Total = 87.7 sq m / 944 sq ft

For identification only - Not to Scale



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