



HAYMAN-JOYCE

RUSKIN HOUSE

HIGH STREET
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0LL

STUNNING GRADE II LISTED
PERIOD HOME, WITH
COURTYARD GARDENS,
OFF-STREET PARKING AND
GARAGING.

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

Guide Price £825,000
No Chain

HAYMAN-JOYCE

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



THE PROPERTY

- Superbly presented Grade II Listed period property situated in the centre of Moreton-in-Marsh, renovated and finished to an exceptional standard by the current owners, whilst retaining many of its original features
- The accommodation is extremely spacious throughout, with a good-size entrance hall with attractive patterned Victorian-style floor tiles, leading through to the inner hallway with original Victorian black and red tiles to the floor, with understairs storage and staircase leading to the first floor
- To the right of the inner hallway, is the large dual aspect sitting room, with its imposing stone fireplace, exposed ceiling beams, and wood effect floor
- Leading from the inner hallway, there is a central lobby area, with a fully glazed door to the rear garden and access to the downstairs utility/cloakroom, with low-level wc, wash-hand basin, base cupboards with quartz work surfaces and inset ceramic sink, and attractive patterned Victorian-style floor tiles
- To the rear of the property, is the hub of the home, with a 22 ft. dual-aspect family/dining room, with wood effect floor, downlighters, and flanking bi-folding doors open to both courtyard gardens
- Connecting to the family room, is the well-presented kitchen, offering a good selection of wall and base units, incorporating a number of integrated appliances such as a John Lewis electric oven, Hisense induction hob, Hisense fridge-freezer, and space and plumbing for dishwasher. The kitchen also has the attractive feature of a vaulted ceiling and exposed beams. There is also additional access to the main courtyard garden, leading through to the attached single garage and driveway for two vehicles
- To the first floor, the galleried landing area has the original wood balustrades and exposed ceiling beams providing access to two double bedrooms and a beautifully presented family bathroom with roll-top bath with clawed feet and mixer shower attachment, pedestal wash-hand basin, and low-level wc
- The larger of the two double bedrooms also has an en-suite shower room, with shower cubicle with mains-operated shower over, floating sink, and low-level wc, as well as attractive tiled flooring with underfloor heating
- On the second floor is the impressive principal bedroom measuring approximately 22 ft. in length, with a walk-through wardrobe area with engineered wood floor and connecting door to the well-appointed en-suite shower room, with fitted cubicle with shower over, vanity wash-hand basin, low-level wc and underfloor heating

OUTSIDE

- Outside, there are two separate courtyards, with a large paved terrace leading off the kitchen
- A tarmac drive, with parking for two cars, leads to wooden gates providing access to the attached single garage with personal door, and the rear courtyard
- The additional paved courtyard offers a high degree of privacy and is accessed from the family/dining room

DIRECTIONS

- From the Agent's office head south on the A429 (Fosse Way) going over both mini roundabouts
- Ruskin House will be found opposite the Manor House Hotel
- what3words: upcoming.overture.leaflet

OUTGOINGS

- The property is currently assessed to Business Rates
- If the occupier complies with Small Business Rate Relief, no business rates will be payable
- Previously assessed to Council Tax Band E

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 73.5 Mbps if provider is BT

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

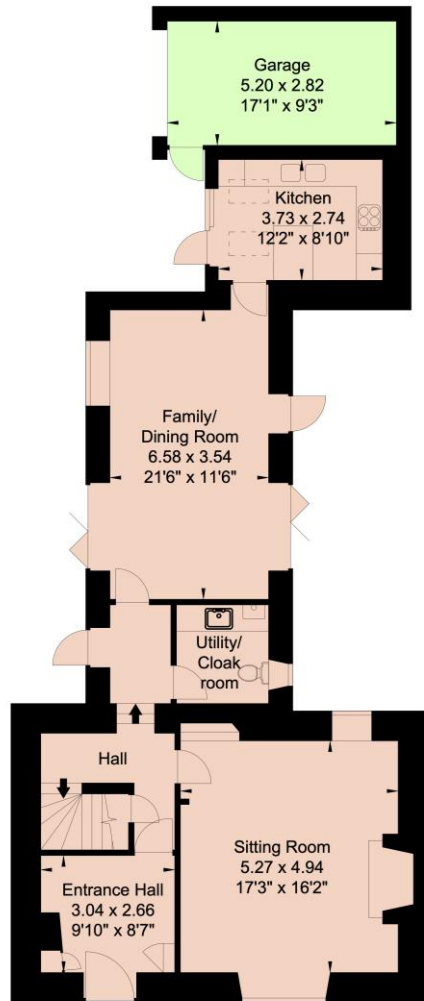
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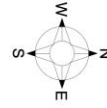
IMPORTANT NOTICE

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.

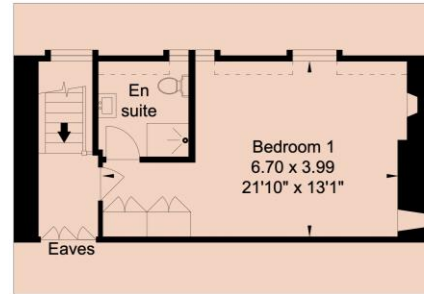




Ground Floor



Denotes restricted head height



Second Floor



First Floor



Arrow's denote extent of measurements shown.

Ruskin House
Moreton-in-Marsh

Approximate Gross Internal Floor Area
House: 167 sq m (1,799 sq ft)
Garage: 15 sq m (158 sq ft)
Total: 182 sq m (1,957 sq ft)
inc. restricted head height
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This plan is for guidance only and must not be relied upon as a statement of fact.



HAYMAN-JOYCE

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