

3 Orchard Rise
Longborough



HAYMAN-JOYCE

3 ORCHARD RISE

Longborough
Moreton-in-Marsh
Gloucestershire
GL56 0RG

WELL PRESENTED COTSWOLD
STONE FAMILY HOME, WITH
ACCOMMODATION OVER THREE
FLOORS, IN A POPULAR NORTH
COTSWOLD VILLAGE.

SITUATION

Longborough is an elevated village with many fine period houses and cottages, and one of very few in the locality that has the full complement of community establishments, so promoting a friendly and vibrant society. It has a volunteer-run Community shop & Post Office which has won the prestigious Countryside Alliance Award ("The Rural Oscars") for Village Shop & Post Office of the Year – South West Region 2025. Thriving pub, church, village hall for community events and classes, and the Longborough Festival Opera. The award-winning Daylesford Farm Shop, including 'The Club by Bamford' is about 6.5 miles away. Excellent transport links, with bus services that pass through the village, and train services available from Moreton-in-Marsh (3 miles) to London, the fastest reaching Paddington from 92 minutes.

Guide Price £565,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
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THE PROPERTY

- Beautifully situated in a quiet no-through close of similar properties, in the centre of a sought-after village, with a secluded south-facing rear garden, the property affords a good degree of privacy to the front aspect, overlooking an attractive section of lawn and open greenery beyond
- Internally, the overall accommodation is well presented throughout, is over three floors, and has a particularly impressive principal bedroom with adjoining en-suite bathroom
- The hall has attractive oak veneered flooring, staircase rising to the first floor, and cloakroom with decorative ceramic tiled floor
- The spacious sitting room is well proportioned, with attractive oak veneered flooring, original fireplace incorporating a cast-iron wood burner, with an oak lintel and slate hearth, built-in alcove wooden shelving with base cupboard below, double internal doors to study/playroom and door to kitchen
- The study/playroom also has the benefit of veneered oak flooring and a large set of sliding patio doors providing stunning views of the established rear garden
- The modern fitted kitchen is contemporary in finish, offering a good selection of wall and base units, including a large larder cupboard, integrated Bosch dishwasher, Siemens oven and grill, separate ceramic four-ring hob, and space and plumbing for washing machine and fridge, as well as ceramic tiled floor, inset ceiling downlighters and entryway to dining room
- Dining room with ample space for a large dining room table and chairs, large sliding patio doors providing an abundance of natural light, wood laminate flooring, and door to garage
- To the first floor, the good-size landing has stairs rising to the second floor principle bedroom and a useful built-in linen cupboard
- The three first floor bedrooms are double in size, with space for wardrobe cupboards
- Family bathroom with panelled bath with mixer shower attachment and electric shower over, and ceramic tiled floor
- On the second floor, is the principal bedroom with a range of built-in wardrobes and open dressing area, Velux window with pretty tree-lined views, and en-suite bathroom
- EPC Band C
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,000 pcm

OUTSIDE

- The idyllic south-facing rear garden affords a high degree of privacy and is predominantly laid to lawn with mature planting beds and a full-width patio terrace. The whole is enclosed with a mixture of Cotswold stone walling and close board wooden fencing interspersed with stone pillars
- At the front of the property is an area of lawn with a paved path, a drive leading to the single garage with parking for two cars in front, and an EV charger

DIRECTIONS

- From Moreton-in-Marsh take the A429 south and after 1.5 miles turn right signposted 'Longborough'
- On reaching the village continue through turning left into the High Street
- Take your next right into Orchard Rise and No. 3 will be found on the left as denoted by the Agent's board
- what3words: closer.pylon.assess

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Gigaclear full-fibre is available
- Average broadband speeds advertised within this postcode are up to 54 Mbps if provider is BT

OUTGOINGS

- Council tax – band D
- Tax payable for 2026/27 - £2,334.66

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

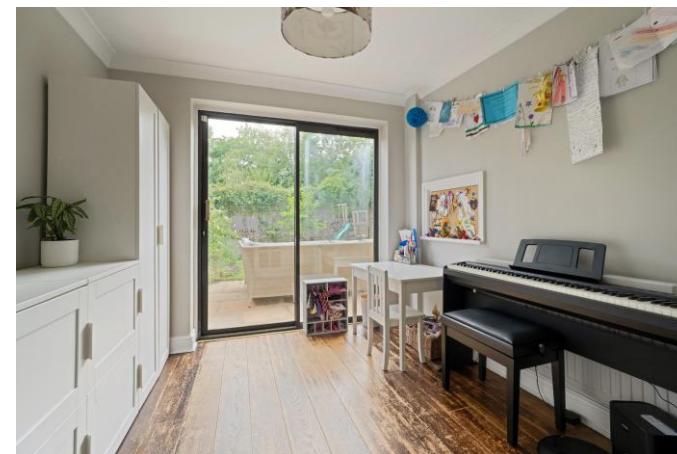
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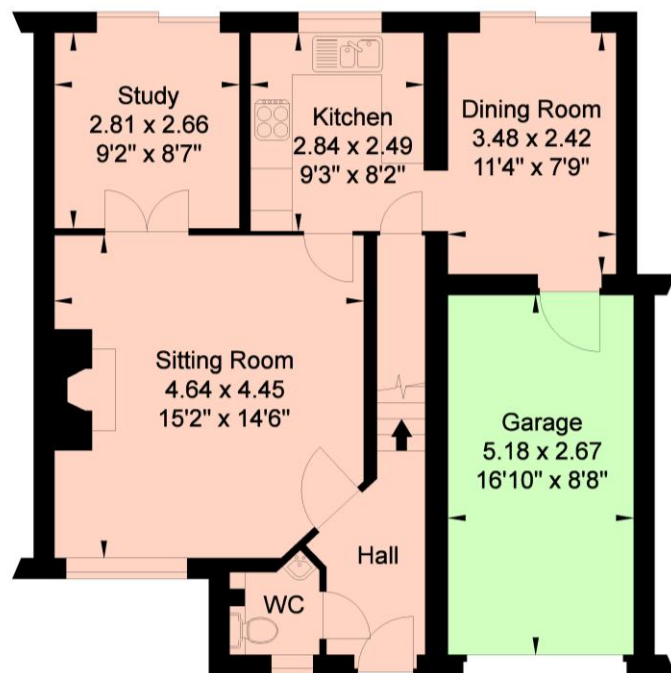
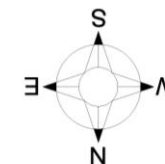


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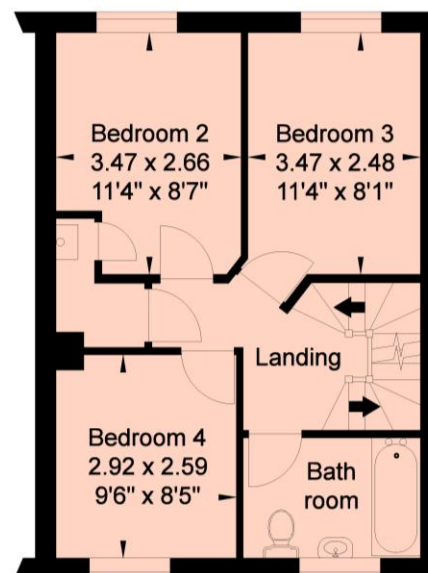
IMPORTANT NOTICE

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.

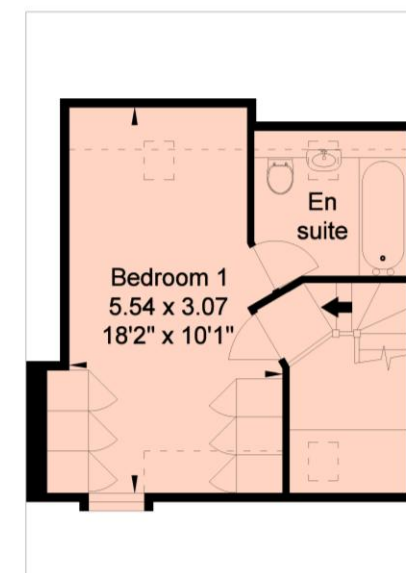




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Floor Area

House: 121 sq m (1,303 sq ft)

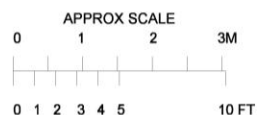
Garage: 14 sq m (151 sq ft)

Total: 135 sq m (1,454 sq ft)

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Ref: ma/9806

This plan is for guidance only and must not be relied upon as a statement of fact.



Arrows denote extent of measurements shown.

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Longborough

HAYMAN-JOYCE

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