



HAYMAN-JOYCE

12 FOSSEWAY AVENUE

MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0DT

SUBSTANTIALLY EXTENDED 1930's
FAMILY HOME, WITH GENEROUS
REAR GARDEN AND EXTENSIVE
OFF-STREET 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 £525,000

No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh

Gloucestershire

GL56 0AX

01608 651188

moreton@haymanjoyce.co.uk



THE PROPERTY

- Highly individual and substantially extended 1930's family home measuring 1,750 sq.ft. in total, with an overall generous garden plot and an extensive off-street gravelled driveway
- The overall accommodation on the ground floor is impressive, with a substantial rear extension creating a large kitchen/dining/family room, offering a good selection of contemporary wall and base units, fitted Rangemaster double oven with induction hob and extractor hood over, built-in dishwasher, space for upright fridge-freezer, granite work surfaces with inset sink unit and a central island with numerous storage solutions
- The adjoining family/dining space has the benefit of high-quality ceramic tiled flooring throughout, part-vaulted ceiling with three large roof lights and bi-folding glazed doors connecting to the terrace
- Open to the family area, is the adjoining sitting room with an attractive fireplace with wooden decorative surround, granite inserts and hearth, incorporating a fitted cast-iron wood burner, further complemented by high-quality granite flooring and recessed book shelving
- To the front of the house, is a useful study/playroom, with fitted shelving and wood laminate flooring
- Across the hall is the downstairs wet room, consisting of a walk-in rain shower, low-level wc and pedestal wash-hand basin
- There is also a well-appointed utility/side lobby, offering an abundance of wall and base units, space and plumbing for washing machine and tumble dryer, wall-mounted gas boiler, laminated work surfaces with inset stainless-steel sink, and high-quality tiled flooring. The utility room also has French doors connecting to the rear garden and a useful second front door leading to the covered porchway and gravelled driveway
- To the first floor, there is spacious principal double bedroom and two further good-size bedrooms, all serviced by the beautifully presented and stylish family bathroom, consisting of a double-ended bath, separate shower cubicle, low-level wc and vanity wash-hand basin, complemented with decorative tiled flooring throughout and metro-tiled walls
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,850 pcm

OUTSIDE

- The south-facing rear garden is predominantly laid to lawn with an extensive terrace extending the width of the property, with mature trees and shrubbery and a dividing picket fence creating two separate sections of garden, with the whole affording a good degree of privacy

DIRECTIONS

- From the High Street of Moreton-in-Marsh take the A429 (Fosse Way) south and opposite the Esso garage turn left into Fossey Avenue
- The property will be found on the right after a short distance
- what3words: hazelnuts.quieter.meaning

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.2 Mbps if provider is BT
- EPC Band C

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
01608 651188



MIM230888 / 527071

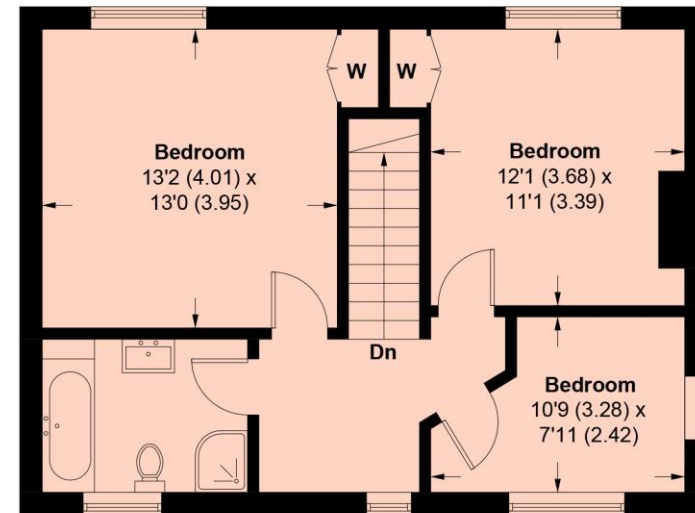
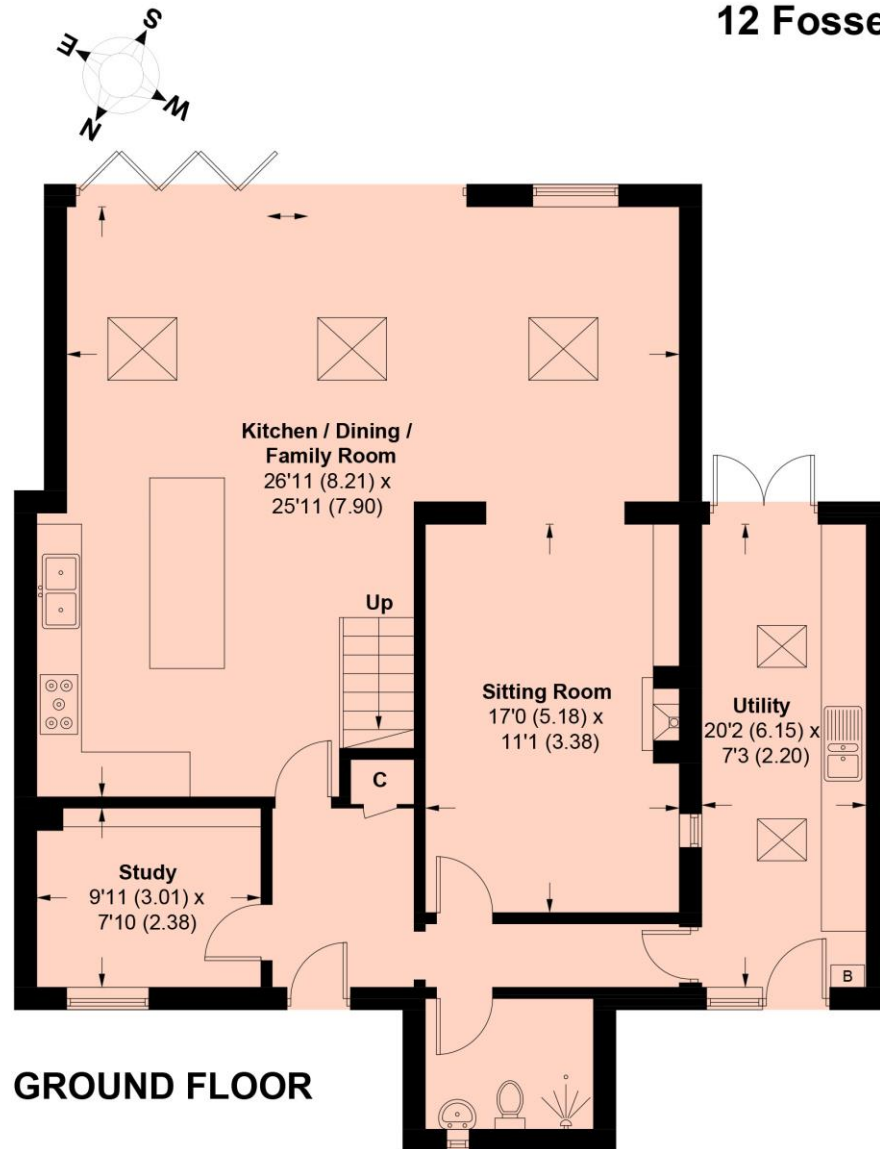
IMPORTANT NOTICE

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.



12 Fosseway Avenue, Moreton-in-Marsh, GL56 0DT

Approximate Area = 162.6 sq m / 1750 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