



HAYMAN-JOYCE

# 48 SPRINGFIELD

BLOCKLEY  
MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 9EE

SPACIOUS DETACHED FAMILY HOME, OCCUPYING AN OVERALL GENEROUS PLOT, IN THIS WELL-REGARDED COTSWOLD VILLAGE.

## SITUATION

Attractive Cotswold village with many period properties  
Communally run post office/store/cafe, two public houses, parish church and primary school

Good selection of shops and amenities for everyday needs in both Chipping Campden and Moreton-in-Marsh, just 3 miles away

Academy Status Schools for ages between 11 and 18, at both Chipping Campden (3 miles) and Bourton-on-the-Water (10 miles)  
Private schools nearby are Kitebrook Preparatory School (5 miles) and Kingham Hill School (8)

The award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford' is about 10.5 miles away

The Members' Club, Soho Farmhouse, is about 20.5 miles away  
Good train services to London via Oxford from Moreton-in-Marsh (4 miles), the fastest reaching Paddington from 92 minutes

Guide Price £500,000  
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

- Individually built three-bedroom detached family home, occupying an overall generous plot, with an open aspect to the rear garden and generous gravelled parking to the front, leading to the attached single garage
- The good-size entrance hall has attractive wooden flooring, and leads through to the spacious dual-aspect front sitting room with pretty stone fireplace incorporating a cast-iron wood burner and attractive wooden flooring
- The large kitchen/dining room, which can be accessed from both the hallway and the sitting room, offers a good degree of space, with an excellent selection of shaker-style wall and base units, oak work surfaces, ceramic inset sink unit, stainless-steel gas oven and hob, space for mini-dishwasher, as well as tiled flooring and a pantry cupboard, with space for a low-level freezer. Leading off the dining space, are fully glazed French doors, leading onto a wooden decked terrace, providing views of open fields beyond
- Connecting to the kitchen area, is a utility room/rear lobby, with a selection of shaker-style base cupboards, oak work surfaces, stainless-steel sink unit, space and plumbing for washing machine, wall-mounted combination gas boiler and tiled flooring, with a connecting door to the downstairs cloakroom with floating circular sink unit, and low-level wc
- To the first floor, there are three double bedrooms
- The principal bedroom is particularly generous in size measuring 12 ft. x 12 ft., with a built-in wardrobe
- All three bedrooms are serviced by the family bathroom, consisting of a panelled bath with mains-operated shower over, vanity circular sink unit and low level wc
- EPC Band C
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,600 pcm

## OUTSIDE

- The property occupies an overall impressive plot
- The rear garden has a wooden decked area leading off the dining room, and a large expanse of lawn, with an open gravelled area leading to the front garden
- The rear garden also has the benefit of backing onto open fields
- The front garden is partly laid to lawn with planting beds and is accessed through double wooden five-bar gates, to a large gravelled driveway leading to the attached single garage, with light, power, and personal door to the rear lobby

## OUTGOINGS

- Council tax – band D
- Tax payable for 2024/25 - £2,170.83

## DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Broadway and Evesham and just past Bourton-on-the-Hill turn right signposted 'Blockley'
- On reaching the village continue along Lower Street onto Station Road and after approx. 440m turn left into Springfield
- Take your next right also into Springfield and follow the road and as the road bears to the right the property will be found on the left
- what3words: lamps.materials.loudly

## SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 73.7 Mbps if provider is BT

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

HAYMAN - JOYCE  
01608 651188



MIM230963 / 424040

## IMPORTANT NOTICE

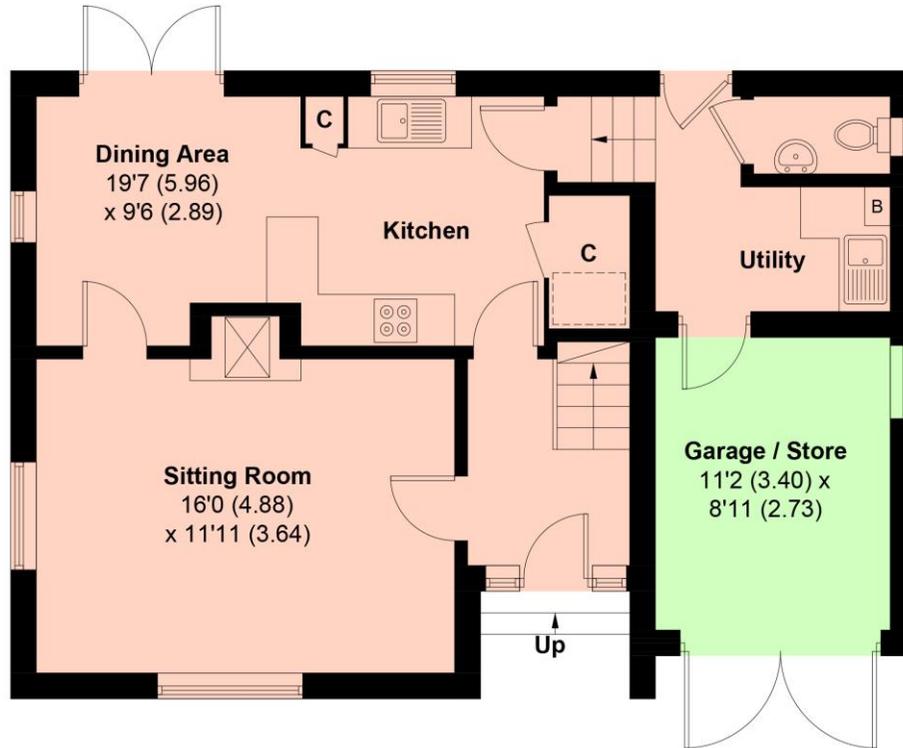
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We 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.



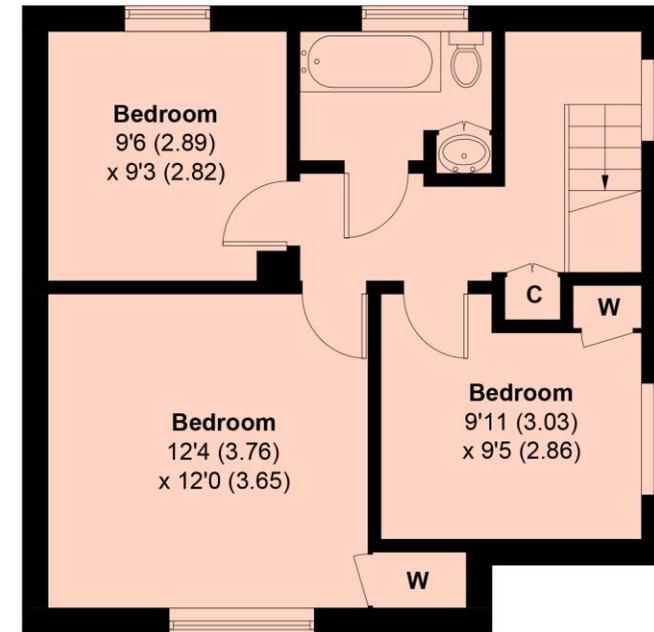


## 48 Springfield, Blockley, Moreton-in-Marsh, GL56 9EE

Approximate Area = 108.5 sq m / 1168 sq ft  
(Including Garage)  
For identification only - Not to Scale



**GROUND FLOOR**



**FIRST FLOOR**

**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