



HAYMAN-JOYCE

7 ORCHARD VIEW

DRAYCOTT
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9LW

SPACIOUS DETACHED FAMILY
HOUSE IN NEED OF SOME
MODERNISATION,
OVERLOOKING THE
VILLAGE GREEN.

SITUATION

Attractive North Cotswold hamlet with a mix of period stone cottages and modern houses, lying within easy reach of Blockley (2 miles) which has a shop for day-to-day needs, and Moreton-in-Marsh (3) which has a wider selection of shops and amenities. Within the catchment area for the non-selective secondary school with sixth form and academy status at Chipping Campden.

Other local centres include Broadway (8 miles), Evesham (14) and Stratford-upon-Avon (16).

The award-winning Daylesford Farm Shop is about 11 miles away.

The Members' Club, Soho Farmhouse, is about 21 miles away.

Main line railway station at Moreton-in-Marsh with good train services, the fastest reaching Paddington from 92 minutes.

Guide Price £465,000
No Chain

HAYMAN-JOYCE

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



THE PROPERTY

- Substantial detached family home in need of modernisation throughout, offering spacious and highly flexible accommodation over three floors with wonderful countryside views to the rear aspect and a herringbone paved driveway for several vehicles
- Enclosed porch with door opening to the good-size entrance hall with stairs rising to the first floor, adjoining downstairs cloakroom and cupboard
- The dual-aspect sitting/dining room enjoys plenty of natural light, with part-exposed stone walling, wood panelling to the ceiling and an attractive cast-iron wood burner with stone surround and tiled hearth, and bay window overlooking the front garden
- The kitchen is in need of updating and offers a selection of wall and base units, laminated work surfaces with inset stainless-steel sink, electric oven, extractor hood with separate ceramic hob, space and plumbing for washing machine, integrated breakfast bar, ceramic tiled flooring and wood panelling to the ceiling
- Of particular note, is the ground floor bedroom leading off the kitchen, which has the benefit of an adjoining wet room, consisting of a electric shower, low-level wc and pedestal wash-hand basin, and connecting patio doors leading to the rear garden and terrace, offering the ideal space for an elderly relative, au pair, etc.
- On the first floor, there are three double bedrooms, separate dressing room and two fitted shower rooms, with the largest of the double bedrooms originally being two separate bedrooms, which could easily be re-instated by erecting a dividing stud wall
- On the second floor, there is a converted loft area with a separate home office and lifestyle space, with fitted wooden TV stand and shelving, and a panelled ceiling and large rooflight
- EPC Band D

OUTSIDE

- The garden is mainly laid to lawn, with two terrace areas and an external wooden stairwell leading to an open balcony, with access to the first floor through a fully glazed French door. The garden is enclosed by trellis and panelled fencing with gated side access to the front drive
- At the front of the property is ample off-street parking for several vehicles, a raised lawned area with planting beds, and access to the large store room, which could be easily altered to provide covered parking, subject to the usual planning consents

DIRECTIONS

- From Moreton-in-Marsh head north on the A429 (Fosse Way) and just after the Co-op turn left signposted Batsford
- Follow the road for approximately two miles and turn left signposted Draycott
- On entering the village go round the sharp left-hand bend and the property will be found on the left
- what3words: squaring.stone.choirs

OUTGOINGS

- Council tax – band E
- Tax payable for 2025/26 - £2,778.46
- As the property has been improved it has been marked with an improvement indicator. Therefore, the council tax band will be reviewed and will likely increase following the sale of the property

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 25.9 Mbps if provider is BT

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

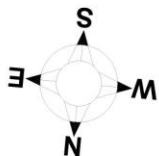


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IMPORTANT NOTICE

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.





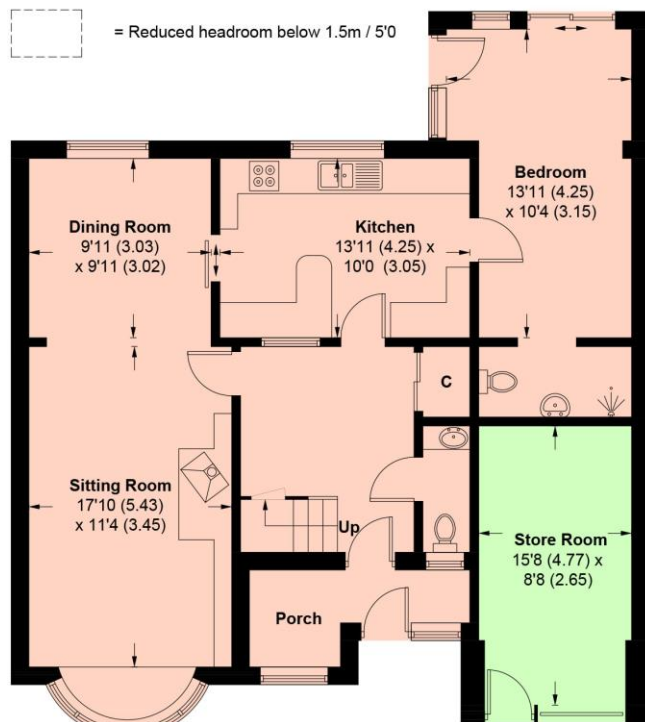
7 Orchard View, Draycott, Moreton-in-Marsh, GL56 9LW

Approximate Area = 177.3 sq m / 1908 sq ft

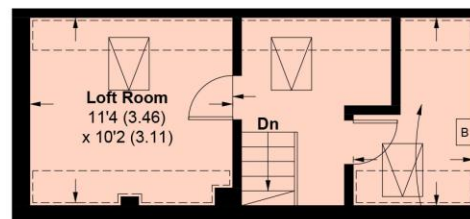
Garage = 12.5 sq m / 134 sq ft

Total = 189.8 sq m / 2042 sq ft

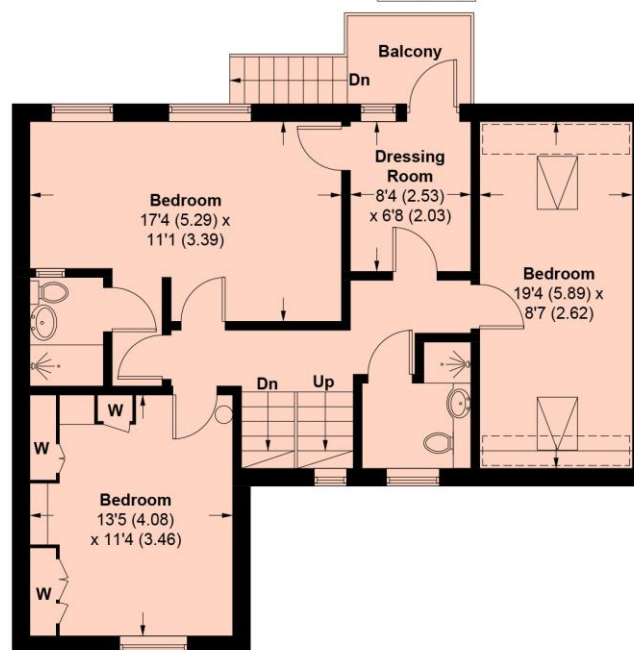
For identification only - Not to Scale



GROUND FLOOR



SECOND 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