



HAYMAN-JOYCE

# 8 BUTTERCUP CLOSE

MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 9PZ

SEMI-DETACHED HOUSE WITH  
TWO BEDROOMS, LOCATED ON A  
POPULAR DEVELOPMENT, A SHORT  
WALK FROM THE CENTRE OF  
TOWN AND STATION.

## 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 £335,000

**HAYMAN-JOYCE**

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)



### THE PROPERTY

- 8 Buttercup Close is situated on a popular residential development conveniently located within walking distance of the town centre with its many local amenities, good schooling, and the railway station
- The property would make an ideal purchase for a first-time buyer or a property rental investor
- Built in 2019, there is the remainder of a 10-year NHBC Warranty
- Entrance hall with cloakroom off, and stairs leading to the first floor
- Spacious sitting room with double doors opening to the garden, space for a good size dining table and chairs, and a useful understairs cupboard
- Contemporary kitchen with built-in floor and wall cupboards, laminate worksurface, integral appliances including electric oven with 4-ring gas hob above, and extractor canopy, fridge-freezer and washing machine; laminate tile flooring
- Two double bedrooms, both with built-in wardrobes
- Spacious bathroom, with shower over the bath, part tiled, and laminate tile flooring
- EPC Band C
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,250 pcm

### OUTSIDE

- Delightful secure east-facing rear garden mainly laid to lawn with a paved terrace ideal for alfresco dining
- Single garage with power connected, and tandem off-road parking in front for two cars
- Gated side access to the rear garden

### DIRECTIONS

- From Moreton-in-Marsh take the A429 north and on leaving the town turn signposted 'Todenham'
- Follow the road turning right into Cornflower Road
- Continue through the development and just before you reach the end turn right into Buttercup Close
- The property will be found on the left after a short distance
- what3words: spud.quibble.whistle

### SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.1 Mbps if provider is BT

### OUTGOINGS

- Council tax – band C
- Tax payable for 2024/25 - £1,943.55

### TENURE & POSSESSION

- The property is currently let on an Assured Shorthold Tenancy. Notice will be given on agreement of a sale
- 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

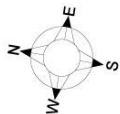


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#### IMPORTANT NOTICE

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.

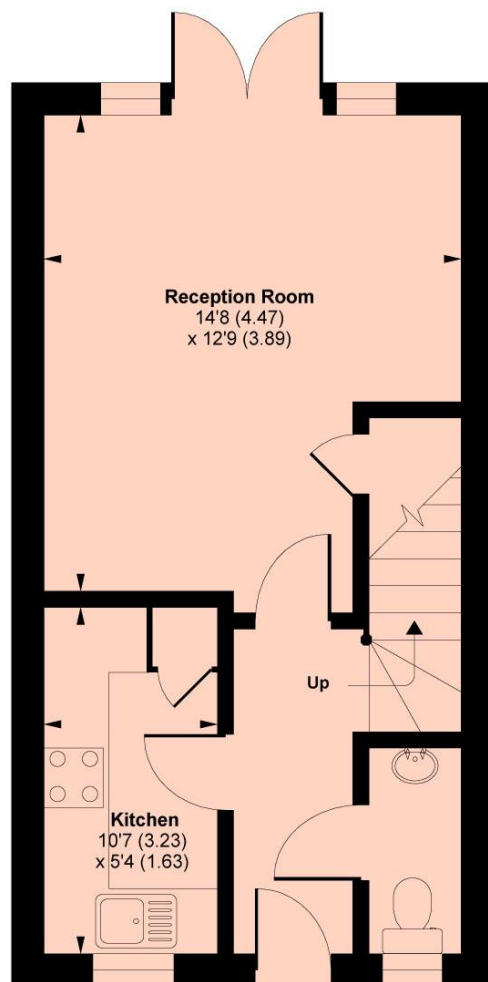




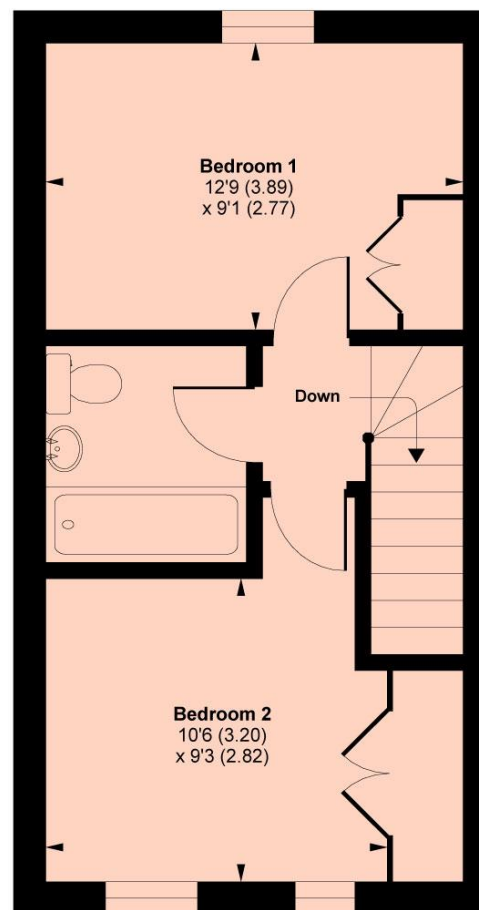
## 8 Buttercup Close, Moreton-in-Marsh, GL56 9PZ

Approximate Area = 664 sq ft / 61.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hayman-Joyce. REF: 617502

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