



HAYMAN-JOYCE

1 WELLACRES BARN

DRAYCOTT
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9LF

CHARACTER STONE COTTAGE WITH VIEWS ACROSS OPEN COUNTRYSIDE

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 Chipping Campden School, a non-selective secondary school and sixth form with academy status

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

The award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford' 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 £395,000

No Chain

HAYMAN - JOYCE

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



THE PROPERTY

- Pretty end-of-terrace cottage, forming part of a row of four cottages, with a larger than average lawned garden and siding onto idyllic open fields, with the added benefit of three parking spaces
- The overall accommodation consists of a spacious sitting room with galley kitchen off and a large uPVC conservatory to the ground floor, whilst on the first floor, are two bedrooms and a modern fitted bathroom
- The sitting room has lovely views of the garden, with an attractive stone fireplace with inset gas fire, wood mantel and stone hearth, open to the small kitchen area
- The kitchen offers a selection of wall and base units with marble work surfaces with inset stainless-steel circular sink, space for an electric oven, ceramic tiled flooring and wall-mounted gas boiler
- The large conservatory connects to both the kitchen and sitting room has access to the front garden and enjoys amazing views of the neighbouring farmland
- To the first floor, there is a double bedroom and a good-size second bedroom
- Both bedrooms are serviced by the modern fitted bathroom consisting of a panelled bath with mixer shower attachment, pedestal wash-hand basin and low-level wc
- The landing area is bright and airy, with a couple of wardrobe cupboards, and access to a spacious part boarded loft with ladder
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,050 to £1,100 pcm

OUTSIDE

- The garden is generous in size, being predominantly laid to lawn, and is fully enclosed by low-level hedging and shrubbery
- To the side and rear of the garden, is a large wooden shed and gated access to the 'no-through' lane
- Off-road parking for three vehicles

DIRECTIONS

- From Moreton-in-Marsh high street head north and just after the Co-Op turn left signposted 'Batsford Village Only'
- Follow this road for approx. 2 miles turning left signposted 'Draycott'
- On reaching the village at the sharp left-hand bend go straight across
- Follow this road and just before the little green on your left the property is the first of the terrace on the right
- what3words: nicely.interval.mixers

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.3 Mbps if provider is BT

OUTGOINGS

- Council tax – band D. Tax payable for 2025/26 - £2,273.28

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

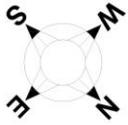


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IMPORTANT NOTICE

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.



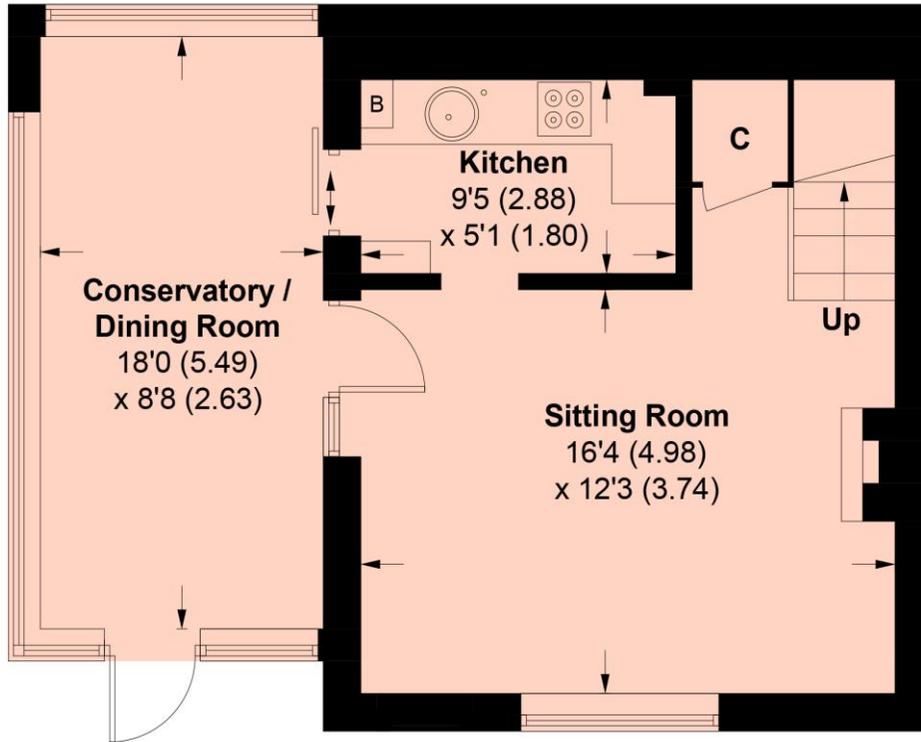


1 Wellacres Barn, Draycott, Moreton-in-Marsh, GL56 9LF

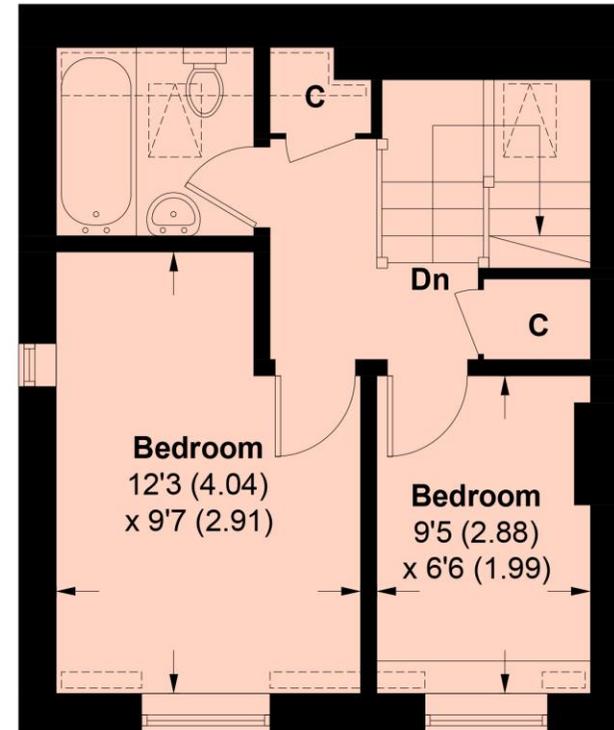
Approximate Area = 74.3 sq m / 800 sq ft
For identification only - Not to Scale



= Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

HAYMAN-JOYCE