



HAYMAN-JOYCE

WESTWOLD COTTAGE

HORN LANE

EVENLODE

MORETON-IN-MARSH

GLOUCESTERSHIRE

GL56 0NT

CHARMING PERIOD COTTAGE
IN A SECLUDED SETTING, IN
A TRANQUIL NORTH
COTSWOLD VILLAGE.

SITUATION

An attractive and unspoilt Cotswold village with many fine period properties, set in the renowned Cotswold countryside. Close to Moreton-in-Marsh (3 miles) and Stow-on-the-Wold (3.5 miles) both offering excellent facilities for everyday needs.

Other larger centres within easy reach include Cheltenham (21 miles), Oxford (28 miles) and Stratford-upon-Avon (20 miles).

The award-winning Daylesford Farm Shop including the exclusive 'The Club by Bamford', is about 3 miles away. The Members' Club, Soho Farmhouse, is about 16 miles away.

Good train services from Moreton-in-Marsh to London, the fastest reaching Paddington from 92 minutes.

Guide Price £385,000

No Chain

HAYMAN - JOYCE

High Street, Moreton-in-Marsh

Gloucestershire

GL56 0AX

01608 651188

moreton@haymanjoyce.co.uk



THE PROPERTY

- Pretty one bedroom semi-detached cottage, beautifully situated in the sought-after village of Evenlode
- The cottage offers the ideal opportunity for a second home or potential holiday-let, and is well-presented throughout, with a low-maintenance front garden and a single parking space
- To the front of the cottage, is an attractive open canopy porch, with a stable front door opening into the sitting/dining room
- The sitting/dining room is spacious in size, and has a stunning inglenook fireplace incorporating a cast-iron wood burner, recesses to each side, attractive wall lights and stairs rising to the first floor
- Leading off the sitting/dining room, is the kitchen, offering a good selection of modern wall and floor units with laminated work surfaces and inset stainless steel sink, a number of integrated Bosch appliances such as an eye-level dual electric oven, separate electric hob, and dishwasher, useful pantry cupboard, as well as under worktop space for a low-level fridge and separate freezer
- To the first floor, there is a landing area with access to the loft space
- The double bedroom is particularly impressive, with a small built-in wardrobe cupboard and views of the cottage garden
- Across the landing, is the modern fitted shower room, consisting of an enclosed shower cubicle with rain-shower, pedestal wash-hand basin, low level wc, heated towel rail and small airing cupboard with shelving, housing the immersion tank

OUTSIDE

- The garden is to the front of the cottage and is partly enclosed by picket fencing and extensive mature shrubbery, and offers a good degree of seclusion, with an attractive tiered circular terrace from which are particularly beautiful countryside views
- There is a designated gravelled parking space for one vehicle

DIRECTIONS

- From the High Street of Moreton-in-Marsh take the A44 towards Chipping Norton and Oxford and just before leaving the town turn right signposted 'Evenlode' - follow this road for approximate 3 miles
- On reaching Evenlode bear left into Green Lane following the lane to the village centre – on reaching the sharp right bend follow the road round to the right where the road changes name to Horn Lane
- Westwold Cottage is the third building on the right situated at right angles to the road
- what3words: paid.aimless.inflating

SERVICES

- Mains water, electricity and drainage are connected
- Electric heaters and wood burning stove
- Average broadband speeds advertised within this postcode are up to 52.9 Mbps if provider is BT
- EPC Band F

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £2,806.21

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

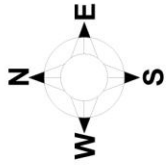


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IMPORTANT NOTICE

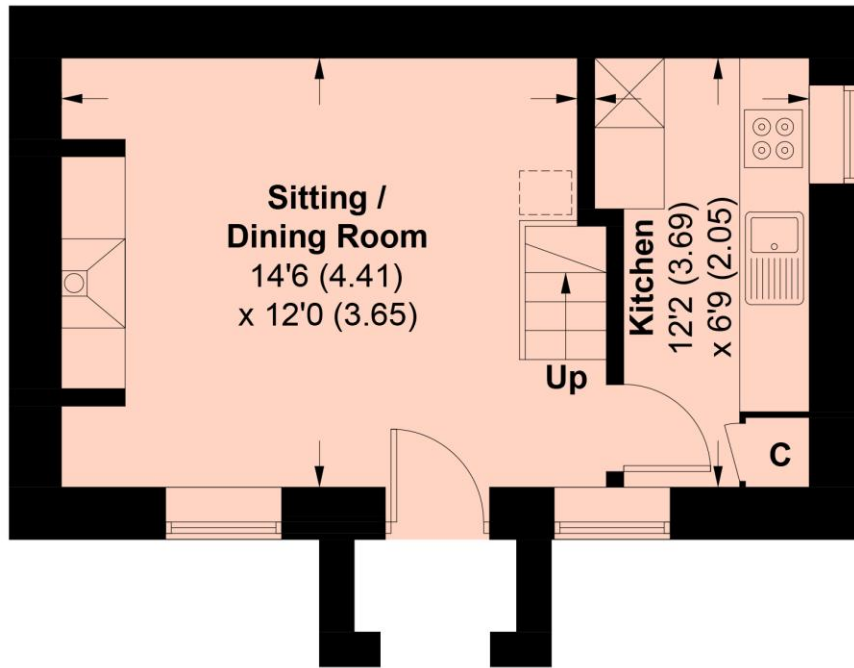
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We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



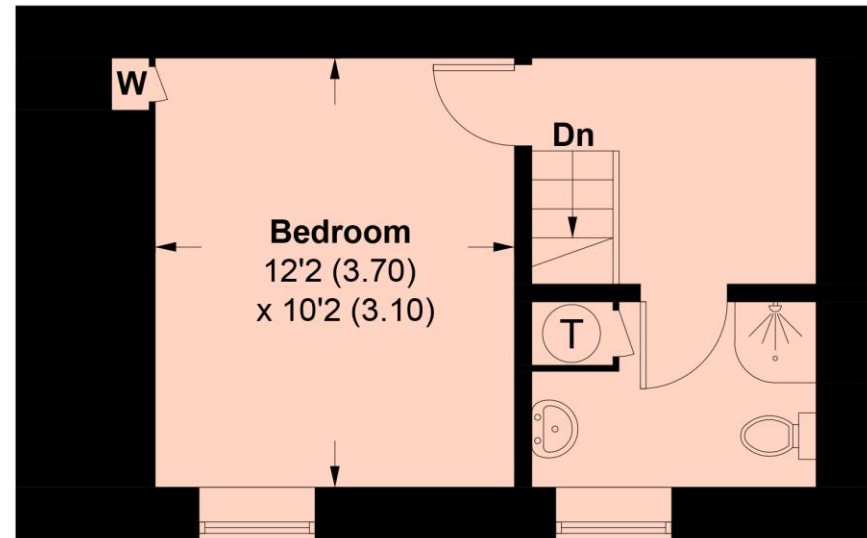


Westwold Cottage, Horn Lane, Evenlode, Moreton-in-Marsh GL56 0NT

Approximate Area = 45.4 sq m / 489 sq ft
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