



HAYMAN-JOYCE

# 5 ST PETERS COURT

MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 0ES

MODERN BUNGALOW WITH  
PRIVATE GARDEN, WITHIN  
WALKING DISTANCE OF THE  
TOWN CENTRE.

## 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

Many local social clubs

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 £200,000  
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

- A unique opportunity to purchase a spacious one-bedroom bungalow, well situated on the southern edge of the town, with herringbone block-paved off-street parking for a small vehicle to the front of the property and a private low-maintenance south-facing rear garden
- Internally, the good-size entrance hall has wood laminate flooring, a useful tall coat cupboard, and connecting doors to all the accommodation
- The well-presented sitting room has a fitted electric fire with decorative surround and large French doors providing plenty of natural light and access to the south-facing garden
- The modern fitted kitchen offers a good range of wall and base units, with space and plumbing for a dishwasher and washing machine, as well as an electric cooker with overhead fitted extractor hood. The work tops are laminated with an inset stainless-steel sink, and wall-mounted gas boiler, providing domestic hot water and central heating
- The double bedroom is generous in size, with space for a double bed and wardrobe
- The modern fitted bathroom, consists of a panelled bath with mixer shower attachment, low-level wc and pedestal wash-hand basin
- EPC Band C
- If this is a lettings investment, we would recommend a lettings guide price in the region of £850 pcm

## OUTSIDE

- The south-facing garden offers a good deal of seclusion, and is predominantly laid to gravel with a paved patio, and a wooden-built garden shed
- The whole is enclosed by part red brick walling and panelled fencing

## DIRECTIONS

- From the centre of Moreton-in-Marsh head south on the A429 (Fosse Way) and just before you leave the town opposite the Esso Garage turn left into Fosseway Avenue
- Take your next left into Bowes Lyon Close and left again into St Peters Court
- The property will be found at the bottom of the cul-de-sac on the left
- what3words: sheep.tradition.deflect

## OUTGOINGS

- Council tax – band C
- Tax payable for 2025/26 - £2,038.76

## SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 25.4 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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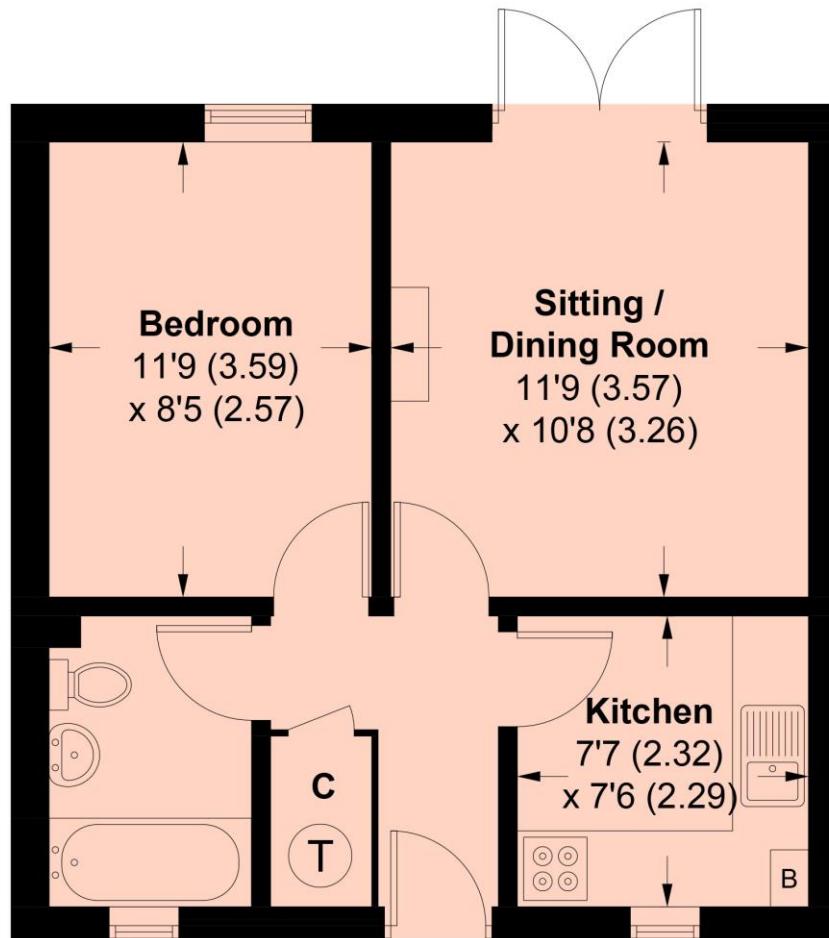
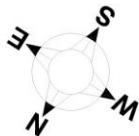
## IMPORTANT NOTICE

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.



# 5 St Peters Court, Moreton-in-Marsh, GL56 0ES

Approximate Area = 36.7 sq m / 395 sq ft  
For identification only - Not to Scale



**GROUND FLOOR**

**HAYMAN-JOYCE**

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[h a y m a n j o y c e . c o . u k](http://haymanjoyce.co.uk)