



HAYMAN-JOYCE



# 10 UNIVERSITY FARM

MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 0DN

CONVENIENTLY LOCATED  
RETIREMENT PROPERTY, WITHIN  
WALKING DISTANCE OF THE HIGH  
STREET, OFFERING IMPRESSIVE  
ACCOMMODATION THROUGHOUT

## SITUATION

Attractive north Cotswold market town situated near the borders of Oxfordshire and Warwickshire

Comprehensive facilities including doctors, GP Surgeries, dentist, bank, restaurants, public houses, range of shops, supermarkets and popular Tuesday market

Popular Batsford Arboretum & Garden Centre is about 1.5 miles away

The award-winning Daylesford Farm Shop is about 8 miles away

The Members' Club, Soho Farmhouse, is about 16.5 miles away

Mainline station with train services reaching Oxford (40 minutes) and Paddington (92 minutes)

Other towns within easy reach are Stratford-upon-Avon (16 miles), Cheltenham (23) and Oxford (27)

Guide Price £435,000  
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

- Well-presented and recently redecorated mid-terrace retirement property, beautifully located in this sought-after purpose-built development specifically for the over 55's, well situated in the centre of Moreton-in-Marsh
- The good-size entrance hall has stairs rising to the first floor and an adjoining downstairs cloakroom with low-level wc, pedestal wash-hand basin and space/plumbing for a washing machine, as well as a useful tall coat cupboard
- The sitting room is particularly generous in size, with several fitted bookcases, and pretty views of the well-tended communal gardens
- Adjoining the sitting room, is the separate dining room with a number of fitted shelved units, base cupboard and serving hatch, as well as large French doors which lead into the fully glazed garden room
- The garden room enjoys plenty of natural light, with original quarry-tiled floor and access to the south-facing garden, which is predominantly laid to lawn, with extensive flower and shrub borders
- The traditional oak-fronted kitchen offers a good selection of wall and base units, laminated work surfaces with inset stainless-steel sink, space and plumbing for washing machine, dishwasher and fridge-freezer, integrated eye-level Bosch electric oven and separate halogen four-ring hob with extractor hood over, and views of the rear garden
- Leading from the landing area, are three spacious bedrooms
- The principal bedroom has the benefit of an en-suite shower room consisting of an enclosed tiled shower cubicle with mains-operated shower over, low-level wc and pedestal wash-hand basin
- The two remaining bedrooms are serviced by the modern fitted bathroom suite consisting of a walk-in bath, low-level wc and vanity wash-hand basin
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,500 pcm

## OUTSIDE

- The well-tended west-facing garden is mainly laid to lawn with extensive flower and shrub borders, small patio area and dual-gated access, with the whole offering a good degree of privacy - Maintenance of the garden is covered under the service charge
- Parking and single garage

## COMMUNAL FACILITIES

- The communal grounds are well presented providing a peaceful outside space
- Residents have full use of the on-site swimming pool
- There is also a part-time warden on site to assist residents
- Use of a visitors' parking area on site

## DIRECTIONS

- From the High Street head south on the A429 (Fosse Way)
- Go past the Manor House Hotel and take the next right into Parkers Lane and the next right again into University Farm
- 10 University Farm will be found after approx. 70m on the left
- what3words: fruit.kilt.slime

## SERVICES

- Mains water, electricity and drainage are connected
- Digital electric panel heaters
- Average broadband speeds advertised within this postcode are up to 25.8 Mbps if provider is BT

## OUTGOINGS

- Council tax – band F
- Tax payable for 2025/26 - £3,313.00
- Service charge payable for 2025/26 - £6,172 per annum, payable quarterly, which provides for maintenance of the buildings, window cleaning, gardening, buildings insurance, a personal emergency alarm system in all properties and part-time warden

## TENURE & POSSESSION

- Leasehold with vacant possession on completion
- 999 years from 24<sup>th</sup> March 1984

## VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E  
01608 651188



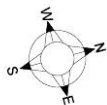
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## IMPORTANT NOTICE

- 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.
- We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
- 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.
- 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.
- 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.
- 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.







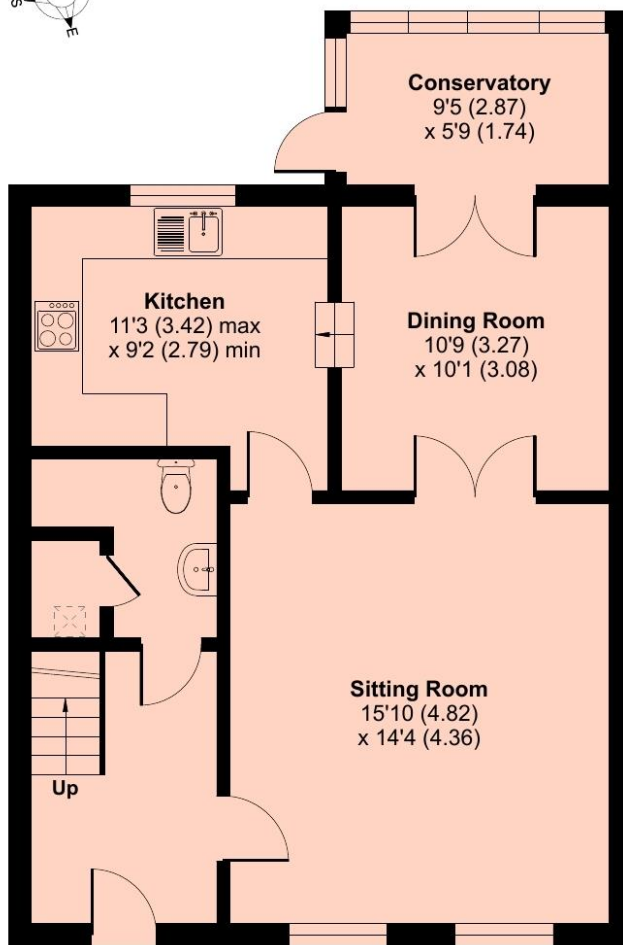
## 10 University Farm, Moreton-in-Marsh, GL56 0DN

Approximate Area = 1243 sq ft / 115.5 sq m

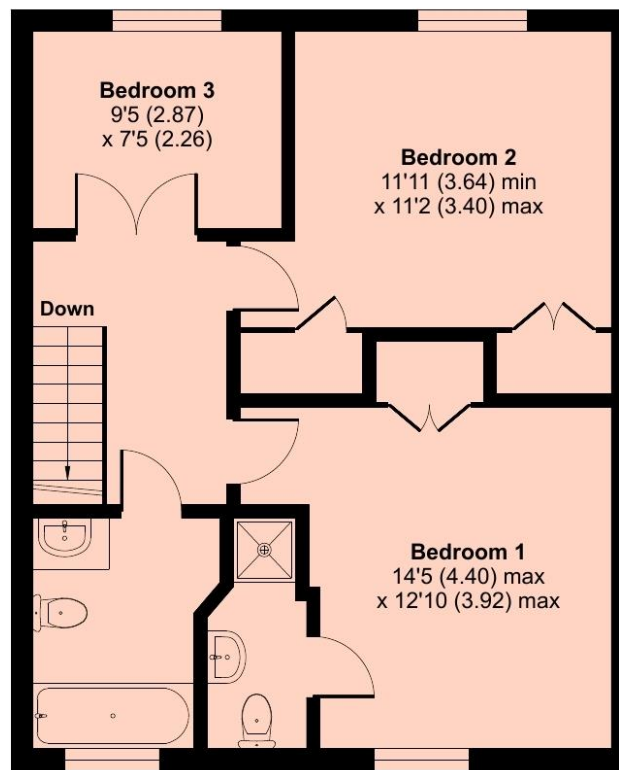
Garage = 160 sq ft / 14.8 sq m

Total = 1403 sq ft / 130.3 sq m

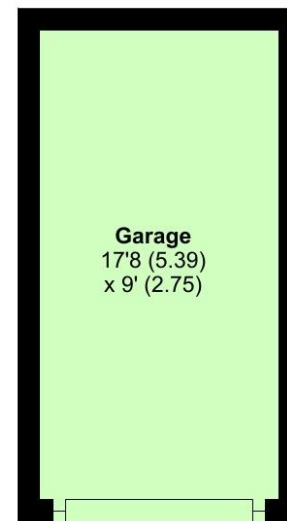
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hayman-Joyce. REF: 1314498

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