



HAYMAN-JOYCE

# 34 CROFT HOLM

MORETON-IN-MARSH

GLOUCESTERSHIRE

GL56 0JH

DETACHED MODERN HOUSE  
WITH THREE BEDROOMS,  
SITUATED ON THIS POPULAR  
DEVELOPMENT ON THE EDGE  
OF TOWN.

## SITUATION

Attractive Gloucestershire town situated near the borders of Oxfordshire and Warwickshire

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

Within the catchment area for the non-selective secondary school with sixth form and academy status at Chipping Campden

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 £450,000

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

- Superbly-presented three bedroom detached family home beautifully situated in a quiet cul-de-sac location backing onto open grassland and affording a good degree of privacy
- The property was originally constructed as a four bedroom home and could easily be reverted back by an incoming buyer
- The entrance hall has stairs rising to the first floor
- The spacious sitting room, has a decorative fireplace with marble inserts and hearth, and incorporates a coal-effect electric fire, and wood laminate flooring throughout
- The kitchen/dining room is particularly impressive, offering an excellent selection of wall and base units, integrated appliances including a Bosch double oven/microwave, separate Bosch four-ring gas hob with Elica contemporary extractor hood over, upright fridge/freezer and Bosch dishwasher, as well as laminated work surfaces, inset sink with integrated drainer, large pull-out larder cupboard, original pantry cupboard and Amtico flooring
- Adjoining the kitchen, is the downstairs cloakroom, with low-level wc and mono-bloc sink unit with vanity cupboard below
- Leading off the dining area, through connecting sliding patio glazed doors, is the Edwardian-style uPVC conservatory, with part-exposed stone walling, Amtico flooring and French doors leading to the terrace
- To the first floor, is the large principal double bedroom with a stylish refitted shower room, with a double shower cubicle with mains-operated rain-shower over, concealed wc and a floating vanity-sink unit
- There are two further double bedrooms, which are both serviced by the family bathroom consisting of a tongue and groove panelled bath, low-level wc and vanity wash-hand basin, with fully tiled walls and airing cupboard
- EPC Band C
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,600 pcm

## OUTSIDE

- The low-maintenance front garden offers a small section of lawn, interspersed with a mixture of paved/gravelled areas, and a driveway with parking for two vehicles leading to the integral single garage, with up-and-over metal door, with light and power
- To the rear of the property, is the secluded and established rear garden, with a large terrace, additional corner terrace, a raised expanse of lawn, mature trees, planting beds and gated side access, with the whole affording a good degree of seclusion, and backing onto open grassland

## DIRECTIONS

- From the High Street take the A44 towards Chipping Norton and Oxford and just before leaving town turn right into Evenlode Road, right into Cotsmore Close and right into Croft Holm
- At the 'T' junction turn left and the property will be found at the next 'T' junction turn right
- The property will be found at the bottom of the cul-de-sac on the left
- what3words: amphibian.surgical.remaining

## SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 25.3 Mbps if provider is BT

## OUTGOINGS

- Council tax – band E
- Tax payable for 2025/26 - £2,803.30

## 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

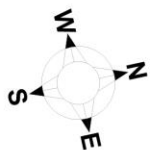


MIM250443 / 527080

## 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.






## 34 Croft Holm, Moreton-in-Marsh, GL56 0JH

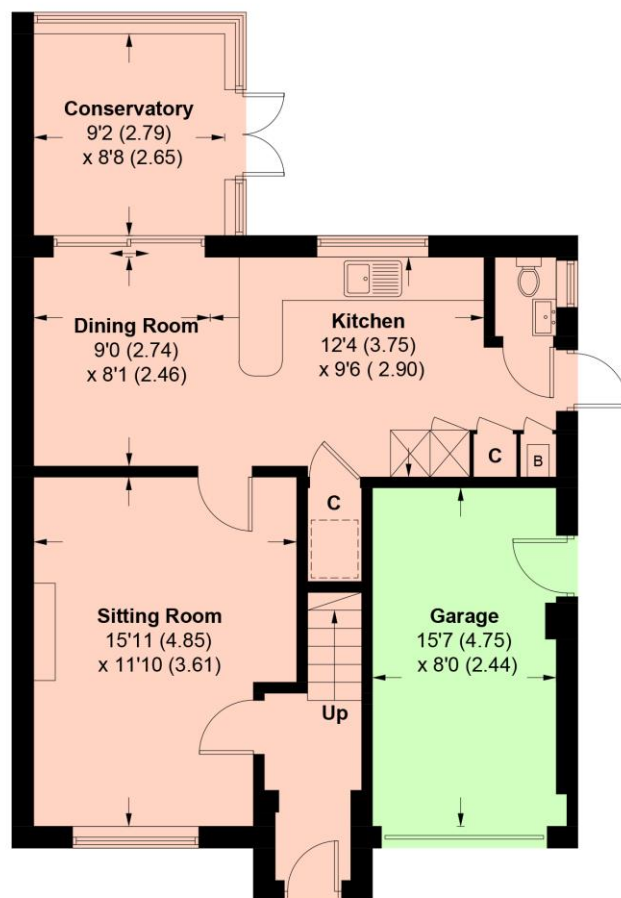
Approximate Area = 107.1 sq m / 1153 sq ft

Garage = 12.2 sq m / 131 sq ft

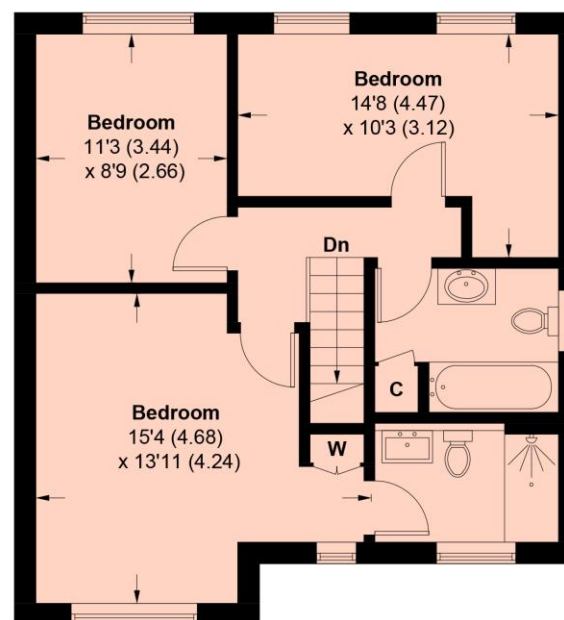
Total = 119.3 sq m / 1284 sq ft

For identification only - Not to Scale

 = Reduced headroom below 1.5m / 5'0"



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