



HAYMAN-JOYCE

5 THE STABLES

FOSSEWAY HOUSE
FOSSEWAY
STOW-ON-THE-WOLD
CHELTENHAM
GLOUCESTERSHIRE
GL54 1DN

PRETTY PERIOD CONVERSION
OF THE ORIGINAL STABLE BLOCK
OF FOSSEWAY HOUSE,
CONVENIENTLY POSITIONED ON
THE EDGE OF THE TOWN.

SITUATION

Popular North Cotswold Market Town with a good selection of shops and amenities, including a large supermarket, and excellent pubs, hotels and restaurants

The award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford' is about 4 miles away

The Members' Club, Soho Farmhouse, is about 17.5 miles away
Local bus services, and train services to London Paddington from both Kingham and Moreton-in-Marsh (4 miles)

Other larger towns within easy reach are Cirencester (19 miles), Cheltenham (18 miles) and Oxford (30.5 miles)

Offers in excess of £400,000
No Chain

HAYMAN-JOYCE

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



THE PROPERTY

- Superbly presented and spacious double-fronted cottage beautifully situated within the exclusive Fosseway House development, with countryside views, attractive communal grounds, and within walking distance of the bustling town centre
- The property is mid-terrace, formerly part of the original stables to Fosseway House, constructed of natural Cotswold stone under a slate roof, with allocated parking
- Internally, the property has been thoroughly modernised
- The good-size entrance hall has Karndean flooring, a useful tall coat cupboard and cloakroom off
- The dual aspect modern fitted kitchen/dining room, offers a good selection of wall and base units with laminated work surfaces, inset sink, Technik built-in low-level fridge and separate freezer, Technik stainless-steel electric oven, separate hob and extractor hood, Bosch built-in mini-dishwasher and understairs recess with plumbing for washing machine. There is plenty of space for a dining table and chairs and external rear access to the welcoming secluded courtyard
- The dual aspect sitting room has an attractive feature fireplace with decorative wooden surround, tiled inserts and hearth, incorporating an electric cast-iron wood burner, as well as a useful understairs storage cupboard
- To the first floor, the generous landing area has a useful shelved storage cupboard, a separate deep wardrobe with hanging space and access to loft space
- There are two double bedrooms
- The principal bedroom has the advantage of a large en-suite shower room with a corner shower cubicle with mains-operated shower over, pedestal wash-hand basin and a storage cupboard
- The second bedroom has built-in wardrobe cupboards and is serviced by the main bathroom, which consists of a P-shaped bath with overhead mains-operated shower, wash hand basin, bidet and low-level wc
- EPC Band C
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,350 pcm

OUTSIDE

- The rear terraced courtyard is beautifully presented, with mature plantings and offering a good degree of privacy, with space for a wooden bench and a small table and chairs
- To the front of the property, is an open area of garden laid to lawn with an abundance of plantings and shrubbery

OUTGOINGS

- Council tax – band E
- Tax payable for 2025/26 - £2,879.67
- Service charge for current year - £267.80 half yearly

DIRECTIONS

- From Moreton-in-Marsh take the A429 (Fosse Way) south for four miles and on reaching Stow-on-the-Wold turn left into the High Street immediately after the second set of traffic lights
- Take your next left into Parsons Corner and follow the road for approx. 140 yards turning left through stone pillars into Fosseway House private estate
- Follow the drive going round the left bend and the property will be found after a short distance on the right
- what3words: enchanted.exclaim.provoking

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.9 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



MIM250610 / 528002

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.

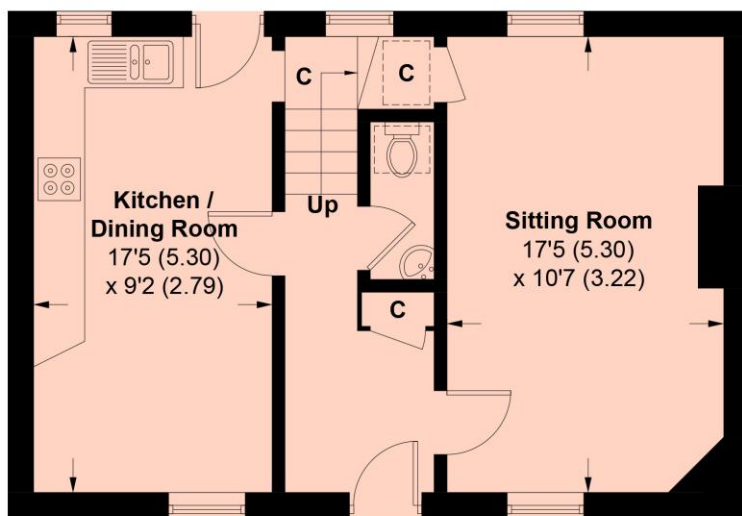




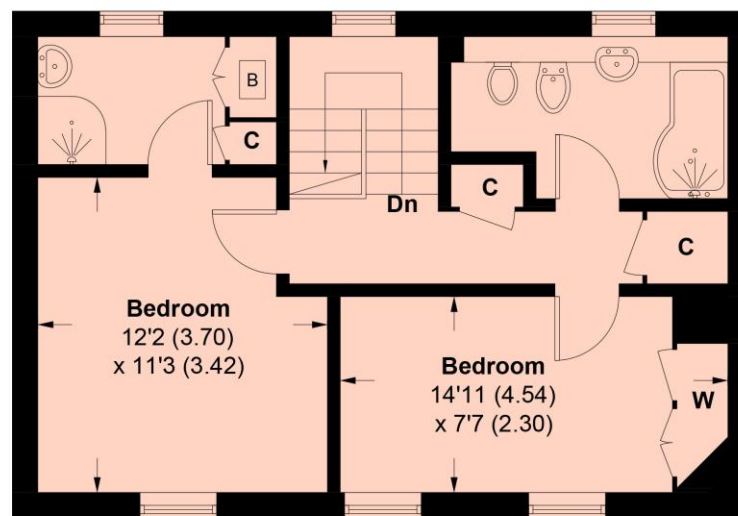
5 The Stables, Fosseway House, Fosseway, Stow-on-the-Wold, GL54 1DN

Approximate Area = 86.5 sq m / 931 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