



HAYMAN-JOYCE

3 CORNFLOWER ROAD

MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9PR

FABULOUS THREE-BEDROOM
DETACHED HOME WITH
EXCELLENT GROUND FLOOR
ACCOMMODATION.

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

The mainline station is 15 minutes' walk

Mainline station with train services reaching Oxford (30 minutes) and Paddington (92 minutes)

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

Guide Price £635,000

HAYMAN - JOYCE

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



THE PROPERTY

- Built to a particularly impressive specification by Cala Homes, this superbly presented three bedroom family home, is beautifully positioned on the edge of this sought-after development, complemented by a secluded rear garden, off-street parking for two/three vehicles and a single garage
- This spacious property has the benefit of a fabulous kitchen/dining/family room and a dual-aspect sitting room with double French doors to the secluded cultivated garden
- The good-size entrance hall has laminated wooden flooring throughout, with a large understairs cupboard, stairs rising to the first floor, and a downstairs cloakroom, with pedestal wash-hand basin, concealed wc and ceramic tiled flooring
- Of particular note is the triple aspect large kitchen/dining/family room, finished to a high standard and incorporating a good selection of contemporary wall and base units, laminated work surfaces, breakfast bar, inset sink, and a number of built-in Siemens appliances, including a dishwasher, stainless-steel electric oven, separate four-ring induction hob with an overhead extractor hood, and an upright fridge/freezer, and French doors opening to the large terrace
- Adjoining the family kitchen, is the utility room with base units, space and plumbing for washing machine and tumble dryer, stainless steel sink, wall-mounted boiler, and an external glazed door opening to the large covered terrace
- To the first floor, the galleried landing leads through to the generous principal bedroom with double wardrobe, a walk-in dressing room with shelving and hanging rails, and en-suite shower room with mains-operated walk-in shower cubicle, floating wash-hand basin and concealed wc
- Two further double bedrooms, with bedroom two having built-in wardrobes
- Large family bathroom with panelled bath with mixer shower attachment, double shower cubicle with mains-operated shower over, floating wash-hand basin, and concealed wc
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,250 pcm

OUTSIDE

- The private east-facing rear garden is landscaped, with a covered terrace, an expanse of lawn interspersed with raised wooden planting beds, a seated arbour, pergola, a potted archway, a potting shed, and wooden bin storage, the whole enclosed by part close board fencing and brick walling, as well as a gated side access to the drive and single garage. There are also dawn to dusk patio lights controlled inside the house, and a PIR light fixed to the side of the garage wall
- The terrace area has a double electricity point and an outside water tap

- To the side of the property, is the single garage with up-and-over metal door, light and power, and a generous drive with capacity for up to three vehicles
- The pretty front garden has mature Portuguese Laurel hedging, a beautiful rose archway, shrubs and a magnolia tree, and is laid to gravel with a central path leading to the property

DIRECTIONS

- From the High Street of Moreton-in-Marsh take the A429 north and after the railway bridge turn right signposted 'Todenham'
- Take the second turn right into Cotswold Gate and the property will be found after a short distance on the left
- what3words: wipe.retrieves.older

SERVICES

- Mains water, electricity and drainage are connected
- Air source heat pump located in the rear garden
- Time and temperature zone control
- Average broadband speeds advertised within this postcode are up to 55 Mbps if provider is BT
- EPC Band C

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £2,948.06
- Service charge, payable half yearly - £72.71

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

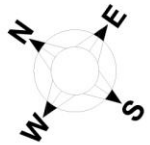
H A Y M A N - J O Y C E
01608 651188

MIM250952 / 624012

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.





3 Cornflower Road, Moreton-in-Marsh, GL56 9PR

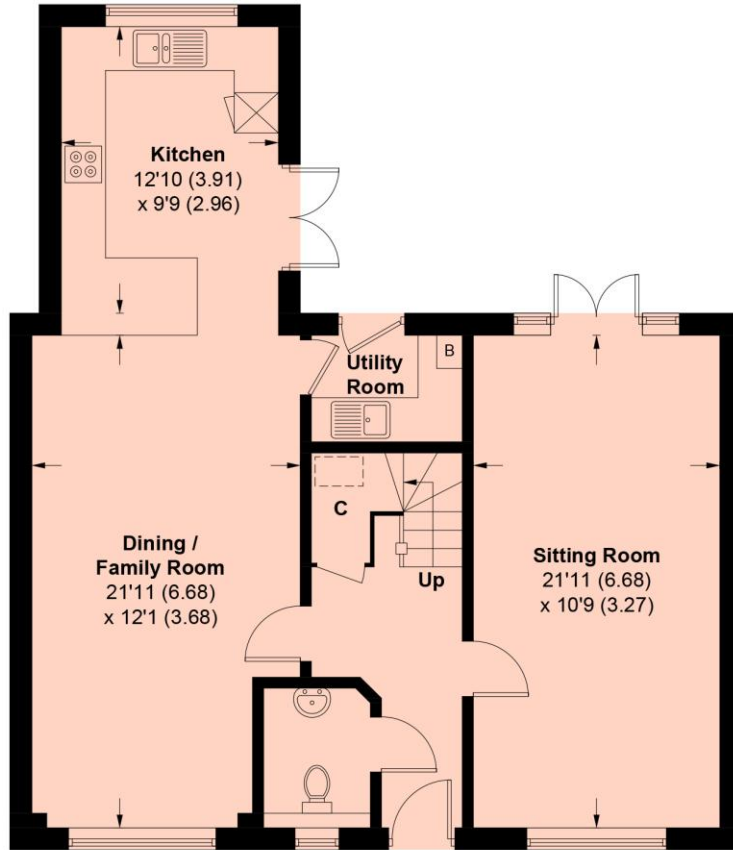
Approximate Area = 138.3 sq m / 1489 sq ft

Garage = 14.8 sq m / 159 sq ft

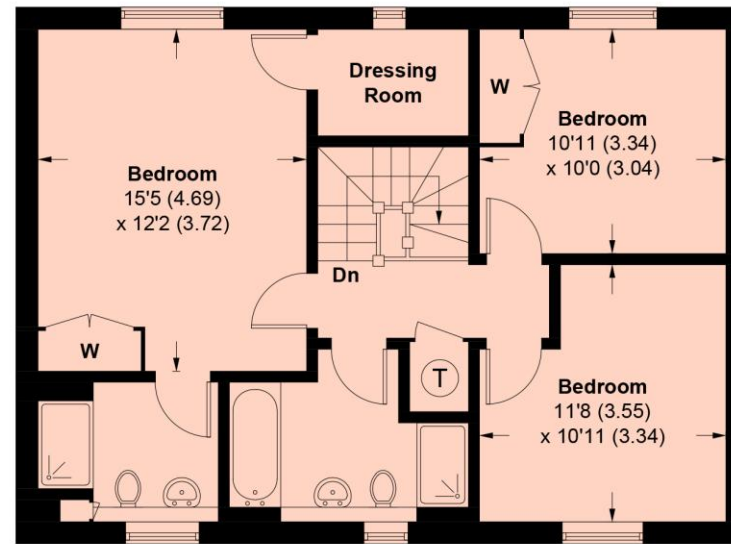
Potting Shed = 3.1 sq m / 34 sq ft

Total = 156.2 sq m / 1682 sq ft

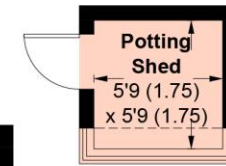
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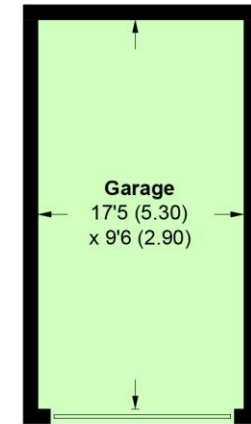
GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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