



HAYMAN-JOYCE

51 BLENHEIM WAY

MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9NA

LINK-DETACHED MODERN HOUSE
ON THE EDGE OF THIS POPULAR
DEVELOPMENT, A SHORT WALK
FROM THE TOWN CENTRE AND
TRAIN STATION.

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
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 Cotswold School, Bourton-on-the-Water has earned an 'Outstanding' reputation as a popular and successful 11-18 comprehensive academy (8 miles)
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 £525,000

HAYMAN - JOYCE

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



THE PROPERTY

- Superbly presented three-bedroom link-detached family home occupied by the current owner since the property was built in 2004 by Crest Nicholson
- The property is complemented by a larger than average corner plot, affording a high degree of seclusion, and drive providing part canopied off-street parking for two vehicles
- The central entrance hall is spacious in size, with stairs rising to the first floor with enclosed understairs storage, and a downstairs cloakroom with low-level wc and pedestal wash-hand basin
- The dual-aspect sitting room offers an impressive overall space with an attractive stone fireplace incorporating a contemporary stainless-steel log-effect electric fire and French doors leading onto the terrace
- Across the hall, is the dining room, which has connecting internal double doors to the kitchen
- The kitchen offers a good level of finish, providing a number of wall and floor units, with several built-in Bosch appliances, including a double gas oven, fridge/freezer, dishwasher, and a five-ring gas hob with extractor hood over, laminated granite-effect work surfaces and inset stainless-steel sink
- Adjoining the kitchen, is the separate utility, offering further storage, space and plumbing for washing machine, laminated work surface with inset stainless-steel sink, wall-mounted gas boiler and part-glazed external door to the surrounding garden
- To the first floor, is a fantastic landing space, with two double bedrooms and a good-size third bedroom
- The principal bedroom is particularly generous, with a triple wardrobe cupboard and an adjoining shower room with an enclosed shower cubicle, low-level wc and pedestal wash-hand basin
- The remaining two bedrooms are serviced by the main family bathroom, which comprises 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 £1,750 pcm

OUTSIDE

- A sunny part-walled garden enjoys a good degree of seclusion, and is predominantly laid to lawn with a large terrace, wooden summerhouse and shed, gated access to the drive and separate access to the front
- There is off-street part canopied parking for two vehicles

DIRECTIONS

- From the high street of Moreton-in-Marsh head north on the A429 (Fosse Way) and just after the railway bridge turn right signposted 'Todenham'
- Take the first right into 'Blenheim Park' and the property is the first on the right
- what3words: digests.quirky.future

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.1 Mbps if provider is BT

OUTGOINGS

- Council tax – band D
- Tax payable for 2025/26 - £2,293.61

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
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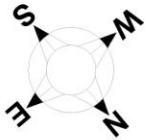


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IMPORTANT NOTICE

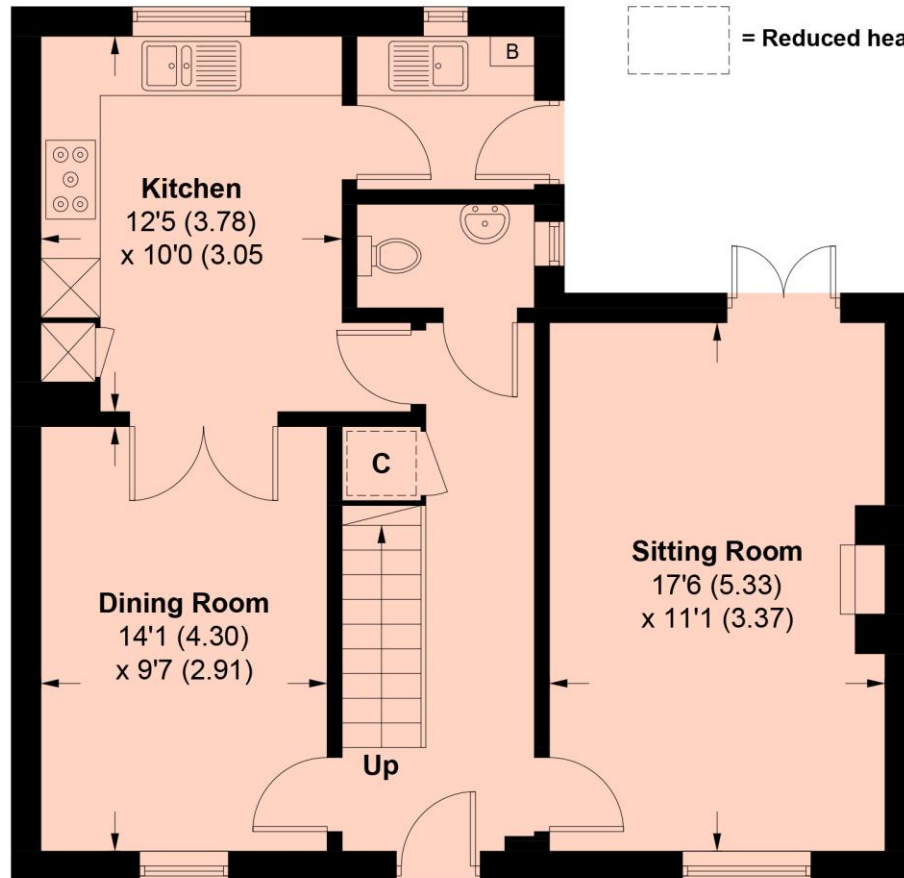
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We 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.



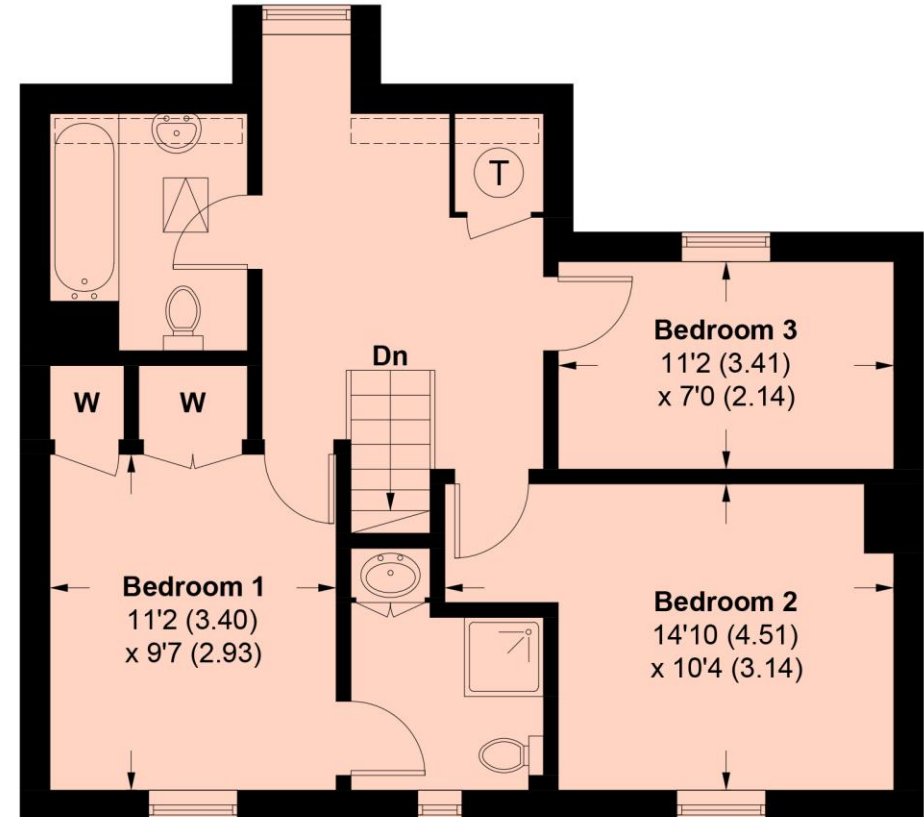


51 Blenheim Way, Moreton-in-Marsh, GL56 9NA

Approximate Area = 114.6 sq m / 1233 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