



HAYMAN-JOYCE

FLAT 6 FOSSEWAY HOUSE

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

CHARMING GROUND FLOOR
TWO-BEDROOM APARTMENT,
WITHIN WALKING DISTANCE OF
THE TOWN CENTRE.

SITUATION

Popular North Cotswold Market Town with a good selection of shops and amenities, including a Tesco supermarket and various pubs 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

Good transport links

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) and Oxford (30.5)

Guide Price £275,000
No Chain

HAYMAN - JOYCE

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



THE PROPERTY

- A spacious ground floor two-bedroom apartment beautifully situated within the exclusive Fossey House development, with countryside views, nearby single garage and within walking distance of the town centre
- The apartment offers overall impressive living space throughout, with a long hallway with cupboard, stemming the entire length of the apartment, creating a great feeling of space
- The dual-aspect sitting/dining room is particularly generous in size, with an attractive coal-effect gas fire with decorative surround and marble inserts and hearth, and fully glazed French doors connecting to the small walled terrace
- The kitchen offers a good selection of wall and base units, laminated work surfaces with inset stainless-steel sink, integrated electric oven and separate gas hob, wall-mounted gas boiler, space and plumbing for washing machine and upright fridge-freezer
- There are two good-size bedrooms, both with fitted wardrobe cupboards, the principal bedroom also having a vanity wash-hand basin
- Modern refitted shower room with walk-in double shower with mains-operated shower over, low-level wc and vanity wash-hand basin
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,250 pcm

OUTSIDE

- There is a small terrace immediately adjacent to the apartment
- The single garage is situated in a nearby block, being the second on the right
- There are stunning communal grounds with beautiful far-reaching views across the Evenlode valley

DIRECTIONS

- From Moreton-in-Marsh take the A429 (Fosse Way) south and on reaching Stow-on-the-Wold turn left at the second set of traffic lights and left again into 'Parsons Corner'
- After approx. 200 yards turn left through stone pillars into Fossey House
- Park in the visitors' car park just beyond the house
- The apartment will be found to the rear of the main building
- what3words: advantage.vital.suitable

OUTGOINGS

- Council tax – band C
- Tax payable for 2025/26 - £2,094.30
- Current service charge - £1,431.09 paid twice yearly

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.3 Mbps if provider is BT
- EPC Band D

TENURE & POSSESSION

- Leasehold with vacant possession on completion
- A new 500-year lease will be granted to the purchaser

VIEWING

- Strictly by prior appointment with the sole selling agents:

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



MIM251039 / 522111

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.



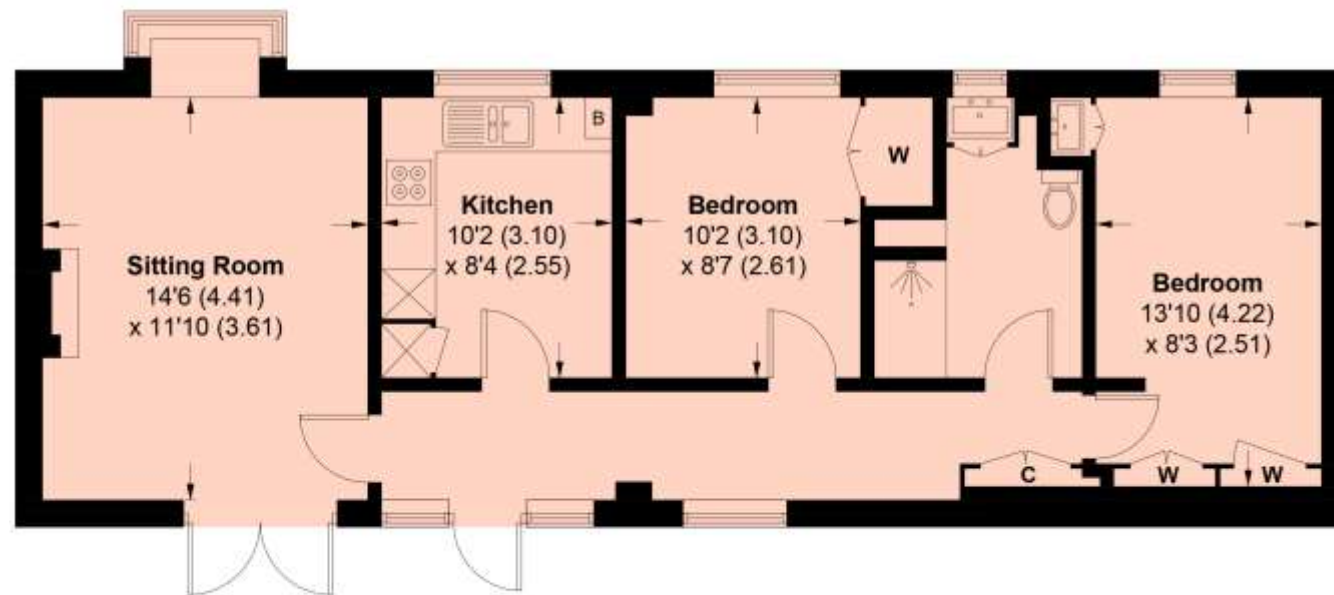
Flat 6, Fosseway House, Fosseway, Stow on the Wold, GL54 1DN

Approximate Area = 62.7 sq m / 675 sq ft

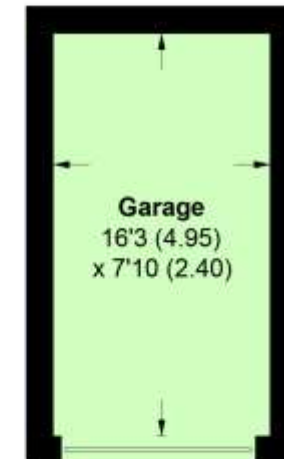
Garage = 10.7 sq m / 115 sq ft

Total = 73.4 sq m / 790 sq ft

For identification only - Not to Scale



GROUND FLOOR



(Not Shown In Actual
Location / Orientation)

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