



HAYMAN-JOYCE

24 THE LEASOWS

BROADWELL
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0TJ

MOST SPACIOUS SEMI-DETACHED
MODERN HOUSE WITH THREE
BEDROOMS, SITUATED IN A
SOUGHT-AFTER COTSWOLD
VILLAGE.

SITUATION

Broadwell is a pretty village set in the Evenlode Valley between Stow-on-the-Wold and Moreton-in-Marsh and contains many fine period houses and cottages, with some more modern houses and conversions

In the centre of the village is a wide green with a stream and water splash

Good village pub and church of Saint Paul

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

The Members' Club, Soho Farmhouse, is about 17 miles

Local centres include Stow-on-the-Wold (2 miles) and

Moreton-in-Marsh (4) from which there are train services to

London, the fastest reaching Paddington from 92 minutes

Other towns within 30 miles include Cheltenham, Oxford, Cirencester and Stratford-upon-Avon

Guide Price £395,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh

Gloucestershire

GL56 0AX

01608 651188

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THE PROPERTY

- Deceptively spacious three-bedroom family home, well situated in a quiet close of similar properties, on the edge of this sought-after village of Broadwell, with generous front and rear gardens and off-street parking
- The property is superbly presented, with a large 16ft. sitting room, which benefits from an abundance of natural light, having internal double doors leading through to the good-size
- The dining room has French doors connecting to the external terrace and an open archway to the well-equipped kitchen
- The shaker-style kitchen offers a good range of wall and base units, with laminated work surfaces and inset stainless steel sink, as well as an integrated Diplomat stainless-steel eye-level oven, separate Beko halogen hob, overhead extractor hood and space and plumbing for dishwasher. There is also a very useful fitted pantry cupboard, and access to the adjoining utility/boot room
- The utility/boot room also offers a range of wall and base units, incorporating a sink, space and plumbing for washing machine, and doors with access to both the front garden and driveway, and to the stunning rear garden
- Off the utility/boot room, is the cloakroom with a low-level wc
- On the first floor, there are three double bedrooms, with the principal bedroom being particularly generous in size and also having fitted wardrobes
- The modern fitted bathroom consists of a tongue and groove panelled bath with overhead mains-operated shower, vanity wash-hand basin and low-level wc.
- EPC Band D
- If this is a lettings investment, we would recommend a letting guide price in the region of £1,400 pcm

OUTSIDE

- The south-west rear garden is beautifully landscaped, with a large terrace leading onto a lawn with surrounding flower and shrub border and an attractive wooden shed, the whole affording a good degree of privacy
- The open front garden is laid to lawn, with a paved path to the front door, separate access to the utility/boot room and off-street parking for two small vehicles

AGENT'S NOTE

- The property is subject to a 157 Occupancy restriction
- For further details please contact the selling agent

DIRECTIONS

- From Moreton-in-Marsh head south on the A429 (Fosse Way) and after 3 miles turn left signposted Broadwell
- On entering the village turn left signposted 'The Leasows'
- After approx. 100 yards turn left and the property will be found on the left
- what3words: balconies.punctuate.limitless

SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating, with recently installed boiler
- Average broadband speeds advertised within this postcode are up to 54.5 Mbps if provider is BT

OUTGOINGS

- Council tax – band C
- Tax payable for 2025/26 - £1,969.45

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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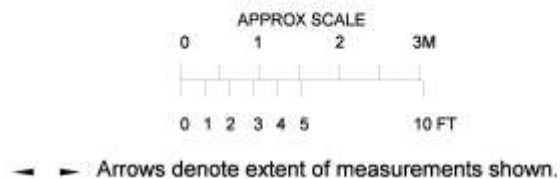
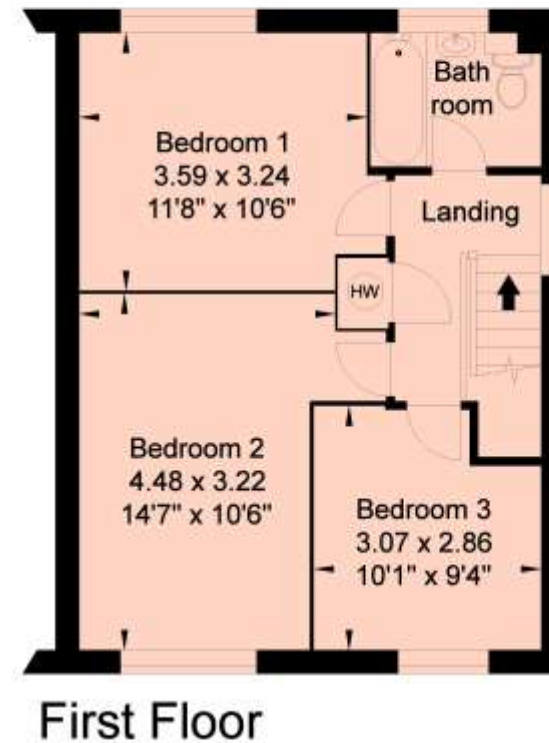
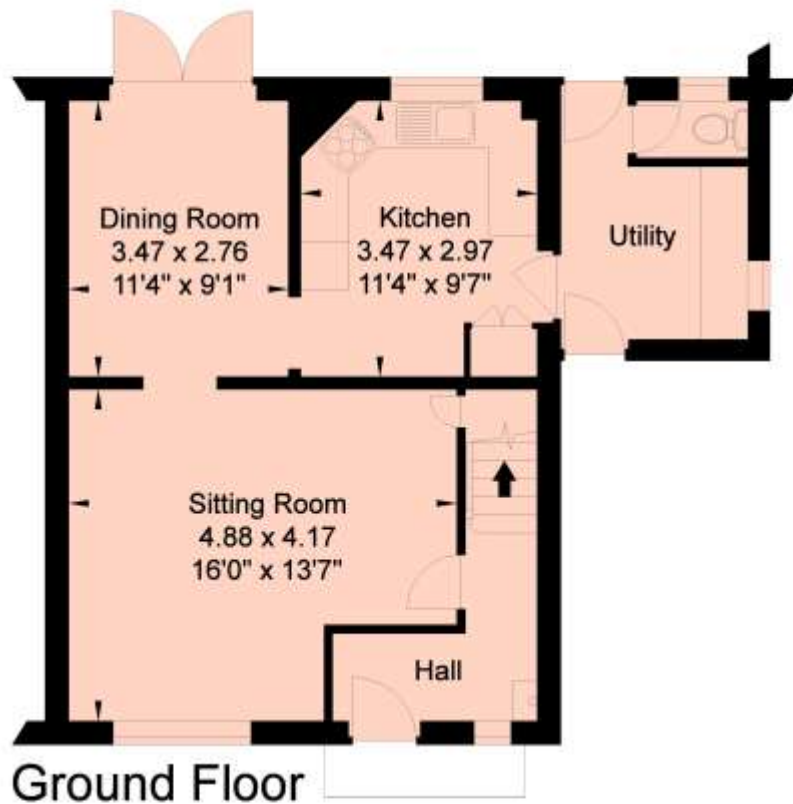


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IMPORTANT NOTICE

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.





**24 The Leasows
Broadwell**

Approximate Gross Internal Floor Area
99 sq m (1,066 sq ft)

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Ref: ma/9825

This plan is for guidance only and must
not be relied upon as a statement of fact.

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