



HAYMAN-JOYCE

WALNUT  
LODGE

# WALNUT LODGE

STRETTON-ON-FOSSE  
MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 9SG

A DELIGHTFULLY PRESENTED  
SPACIOUS THREE BEDROOM  
SEMI-DETACHED HOUSE,  
MUCH IMPROVED BY THE  
CURRENT OWNERS.

## SITUATION

North Cotswold village, situated just off the Fosse Way approximately 4 miles from Moreton-in-Marsh and 2½ miles from Shipston-on-Stour, where there are a wider range of facilities for day-to-day needs

Fine village church and local inn

Popular 'Vegetable Matters' Farm Shop and Café is about 2.8 miles

Other towns within easy reach include Stratford-upon-Avon (12 miles), Leamington Spa (20) and Banbury (16)

Although Gloucestershire is the correct postal address, the property is in Warwickshire

Chipping Campden School (5 miles) is a non-selective secondary school and sixth form with academy status

Good train services from Banbury (15 miles) reaching Marylebone from 56 minutes, and Moreton-in-Marsh (6 miles) reaching Paddington from 92 minutes

Guide Price £385,000  
End of Chain

**HAYMAN - JOYCE**

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)



## THE PROPERTY

- Recently modernised and renovated by the present owners to a good standard, Walnut Lodge offers highly spacious fully double glazed accommodation, with an impressive converted attic space with far-reaching views and a large gravelled driveway leading to an attached single garage
- The good-size entrance hall has newly-laid wooden flooring, refitted downstairs cloakroom and stairs rising to the first floor
- To the left of the hall, is the large sitting room with front picture window, wooden flooring, open through to the kitchen/dining room
- The kitchen area offers an excellent selection of stylish wall and floor units, with quartz work surfaces and an inset Belfast sink, as well as a number of integrated appliances including a Samsung electric oven, four-ring induction hob and extractor hood and a Lamona dishwasher, with further floor units and an upright fridge-freezer in the dining area
- Off the kitchen area, is the utility, with space and plumbing for a washing machine and separate tumble dryer, large fitted cupboard housing the immersion tank/pump, external door to the gravelled rear garden and garage access
- On the first floor, the bright and airy landing connects to all three bedrooms and the family bathroom
- The principal bedroom offers a good range of fitted wardrobe cupboards with adjoining open shelving
- All three bedrooms are serviced by the well-appointed family bathroom, comprising a large P-shaped panelled bath with rain-shower, vanity twin-sink, low-level wc, heated towel rail, contemporary wall tiles and wood laminate flooring
- Off the generous landing, is an open staircase to the converted attic space, offering a number of uses, with enclosed eaves storage and idyllic views of open countryside
- EPC Band E
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,600 pcm

## OUTSIDE

- The front of the property is laid to gravel, providing extensive off-street parking for several vehicles, leading to the attached single garage, with light, power and personal door access to the rear garden
- The rear garden is also laid to gravel, enclosed by low-level fencing, backing onto open grassland

## OUTGOINGS

- Council tax – band C
- Tax payable for 2026/27 - £2,163.77

## DIRECTIONS

- From Moreton-in-Marsh head north on the A429 (Fosse Way) for 4 miles and then turn left signposted 'Stretton-on-Fosse'
- On reaching the village continue through going past the church on the left and then going round a left-hand bend
- The property will be found after a short distance on the right
- what3words: tangling.backup.sudden

## SERVICES

- Mains water, electricity and drainage are connected
- Wall mounted electric radiators
- Full fibre broadband is connected providing ultrafast internet speeds

## 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

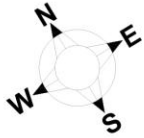


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## IMPORTANT NOTICE

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.






# Walnut Lodge, Stretton-on-Fosse, Moreton-in-Marsh, GL56 9SG

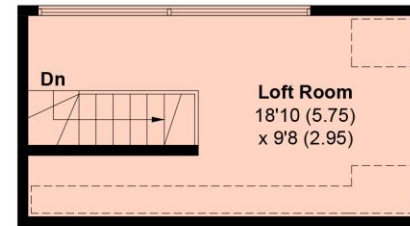
Approximate Area = 119.6 sq m / 1287 sq ft

Garage = 12.3 sq m / 132 sq ft

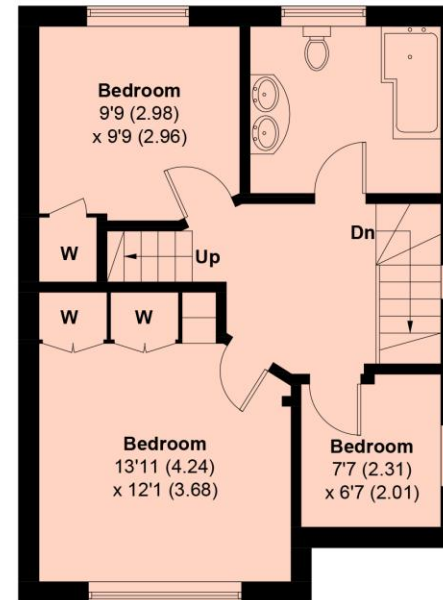
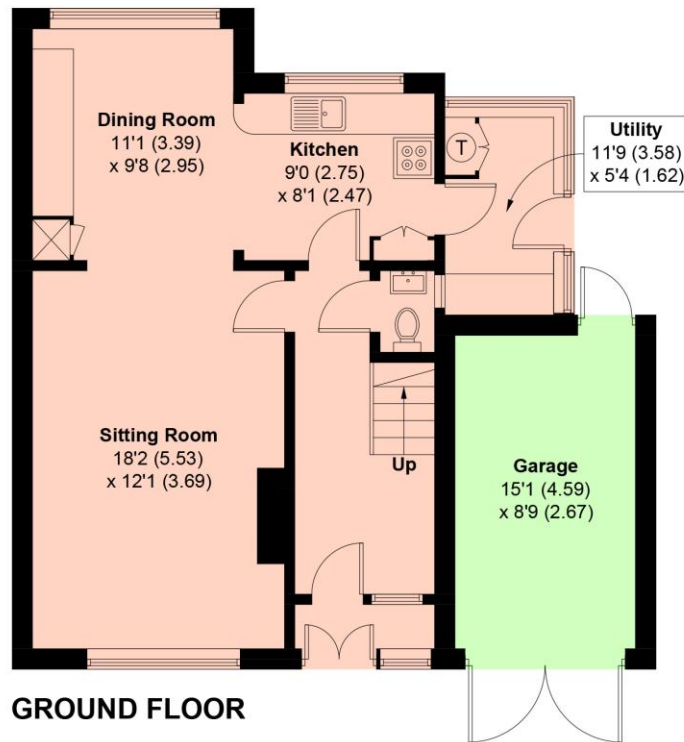
Total = 131.9 sq m / 1419 sq ft

For identification only - Not to Scale

 = Reduced headroom below 1.5m / 5'0



**SECOND FLOOR**



**FIRST FLOOR**

**HAYMAN-JOYCE**