



HAYMAN-JOYCE

# 3 COWSLIP DRIVE

MORETON IN MARSH  
GLOUCESTERSHIRE  
GL56 9PU

SPACIOUS IMPRESSIVE  
DETACHED COTSWOLD STONE  
FAMILY HOUSE WITH FIVE  
BEDROOMS, OVERLOOKING  
OPEN PARKLAND.

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

Guide Price £815,000

## HAYMAN-JOYCE

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





## THE PROPERTY

- Situated in a private no-through road of similar properties, this substantial and superbly presented five-bedroom family house, built to a particularly high specification by Cala Homes, is beautifully positioned on the edge of this sought-after development, overlooking idyllic parkland
- This spacious property has the benefit of a highly impressive kitchen/dining/family room, dual-aspect sitting room with double French doors to the secluded landscaped garden, hard flooring to most of the ground floor and bespoke fitted shutters to many of the ground floor windows
- Entrance hall with cloakroom off and stairs to the first floor with a cupboard under
- The fabulous kitchen/dining/family room has a good selection of contemporary wall and base units and several built-in Siemens appliances, including a dishwasher, stainless-steel double gas oven, separate induction hob with extractor hood over, and an upright fridge/freezer. The work surfaces are Corian in finish and incorporates a breakfast bar with a double inset sink. Double doors open to the terrace
- Off the dining/family area is the utility room with a further selection of base units, space and plumbing for washing machine and tumble dryer, stainless steel sink and an external glazed door leading onto the terrace
- The dual aspect sitting room has a wood log burner, oak flooring, and double French doors that open to the terrace
- On the first floor, the galleried landing has a cupboard housing the boiler and providing some storage, and stairs to the second floor
- The generous principal bedroom has a double built-in wardrobe, a walk-in dressing room and separate en-suite shower room with mains-operated walk-in shower, floating wash-hand basin and concealed wc
- Two further double bedrooms, one with a built-in wardrobe
- Large family bathroom with a panelled bath with mixer shower attachment, double shower cubicle with mains-operated shower, floating wash-hand basin and concealed wc
- On the second floor are two further double bedrooms, one with built-in wardrobe, both serviced by a shower room with shower with mains-operated shower above, floating wash-hand basin and concealed wc
- If this is a lettings investment, we would recommend a letting guide price in the region of £2,750 pcm

## OUTSIDE

- The good-size west-facing rear garden is beautifully landscaped, with a large terrace, a good expanse of lawn and well-stocked planting beds, the whole enclosed by close board fencing and brick-wall, with a gravel path leading to an external fully glazed door to the double garage. A gated side access leads to the drive and the double garage



- To the side of the property is the detached double garage with up-and-over metal doors and light and power, as well as an extensive driveway with capacity for up to four vehicles, and a Hypervolt electric car charger
- Planning permission has been granted to convert the garage into ancillary accommodation, and to erect a front porch (Cotswold District Council Ref 24/03760/FUL). Consent from the management company will be required before works commence

## DIRECTIONS

- From the high street of Moreton-in-Marsh take the A429 (Fosse Way) north and after the railway bridge turn right signposted 'Todenham'
- Follow the road taking the second turn right into Cornflower Road and just before the parkland turn left into Cowslip Drive
- The property will be found after a short distance on the left
- what3words: drives.backed.blissful

## SERVICES

- Main water, electricity and drainage are connected
- Air source heat pump
- Average broadband speeds advertised within this postcode are up to 52.9 Mbps
- EPC Band B

## OUTGOINGS

- Council tax – currently band F
- Tax payable for 2025/26 - £3,313
- Current annual service charge payable - £186

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

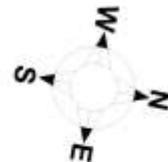
H A Y M A N - J O Y C E  
01608 651188

Ref: MIM260062 : 622001

## 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.





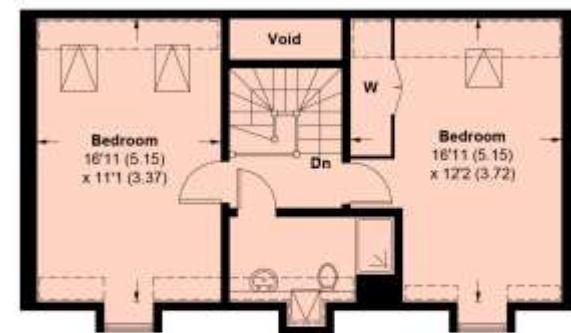
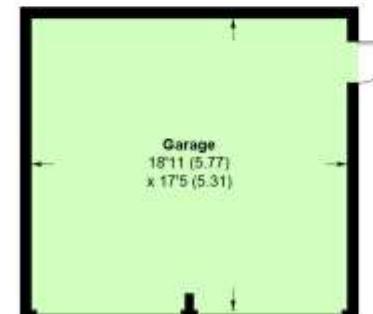
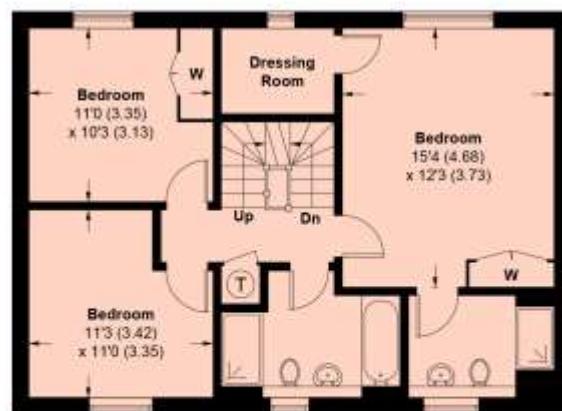
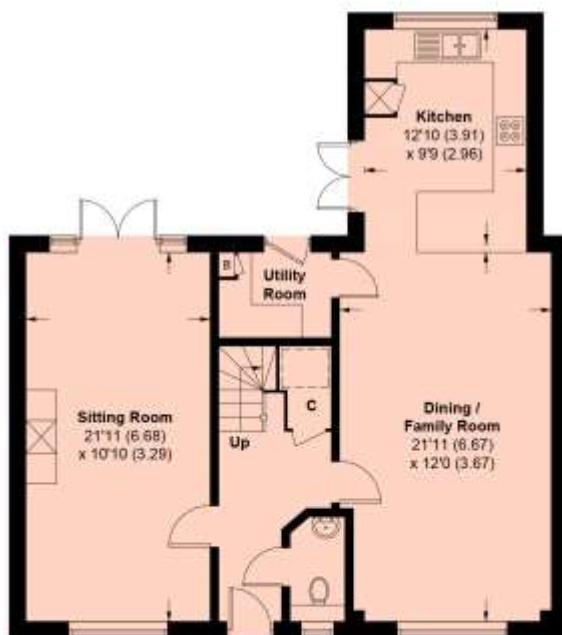
# 3 Cowslip Drive, Moreton in Marsh, GL56 9PU

Approximate Area = 185.6 sq m / 1998 sq ft

Garage = 41.6 sq m / 448 sq ft

Total = 227.2 sq m / 2446 sq ft

For identification only - Not to Scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

**HAYMAN-JOYCE**

M O R E T O N - I N - M A R S H • M A Y F A I R  
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