



HAYMAN-JOYCE

# 2 HENMARSH WAY

MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 0DD

SUBSTANTIAL FOUR BEDROOM  
FAMILY HOME WITH A DETACHED  
DOUBLE GARAGE AND AMPLE  
OFF-STREET PARKING,  
CONSTRUCTED BY SPITFIRE HOMES  
IN 2025.

## SITUATION

Attractive north Cotswold market town situated near the borders of Oxfordshire and Warwickshire  
Comprehensive facilities including doctors, GP Surgeries, dentist, bank, restaurants, public houses, range of shops, supermarkets and popular Tuesday market  
Popular Batsford Arboretum & Garden Centre is about 1.5 miles away

The award-winning Daylesford Farm Shop is about 8 miles away

The Members' Club, Soho Farmhouse, is about 16.5 miles away

The mainline station is 15 minutes' walk

Mainline station with train services reaching Oxford (30 minutes) and Paddington (92 minutes)

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

Guide Price £989,995

No Chain

**HAYMAN - JOYCE**

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







## THE PROPERTY

- A truly stunning double-fronted family home, constructed of honey-coloured Cotswold stone, beautifully situated on the award-winning Spitfire Homes Ellenbrook development on the southern edge of the town of Moreton-in-Marsh
- This thoughtfully designed four bedroom home combines contemporary interiors designed to a high specification, with underfloor heating throughout the ground floor, triple-glazed windows throughout, landscaped rear garden and a large block-paved driveway leading to a detached double garage
- To the front of the property, a block-paved path leads to the front door under an attractive open canopy porch
- The generous entrance hall has a modern fitted cloakroom with floating wash-hand basin and concealed wc, large cloaks cupboard and stairs rising to the first floor
- The spacious dual-aspect sitting room is situated to the rear of the property, with French doors opening to the secluded rear garden
- Ground floor study/playroom, perfect for working from home
- A most stunning feature of the property, is the impressive kitchen/dining/family room offering a strong level of finish, with an excellent selection of wall and base units, with quartz work surfaces, stainless-steel sink and a number of built-in appliances, which include a Neff eye-level oven/microwave, separate Neff four-ring induction hob with integrated ventilation system, Bosch dishwasher and Bosch fridge/freezer, and high-quality ceramic tiled floor
- Off the kitchen area, is the dining space providing plenty of room for a large table and chairs
- The open-plan family room is particularly generous in size, with the fully-glazed gable-end providing an abundance of natural light, as well as bi-folding doors to the terrace
- Adjoining the kitchen, is the utility room, with fitted base cupboards, quartz work surface with inset stainless-steel sink, space and plumbing for washing machine and tumble dryer and high-quality ceramic tiled floor
- To the first floor, the stunning principal bedroom is double in size, with a walk-through wardrobe area with two double wardrobes with sliding mirrored doors, leading to the en-suite shower room consisting of a double shower cubicle with overhead mains-operated shower, floating wash-hand basin and concealed wc
- The second double bedroom also has the benefit of an en-suite shower room
- The remaining two bedrooms are serviced by the main family bathroom, which consists of a panelled bath, separate shower cubicle, floating wash-hand basin and concealed wc
- If this is a lettings investment, we would recommend a lettings guide price in the region of £3,300 pcm
- EPC Band B

## OUTSIDE

- The rear east-facing garden is predominantly laid to lawn, with a stunning terrace, the whole being enclosed by close-board fencing, and a personal door access to the detached double garage
- To the front of the property is a large block-paved driveway for several vehicles, accessed through private twin five-bar gates and enclosed by post and rail fencing, leading to the detached double garage with twin electric up-and-over steel doors and an electric vehicle charging point

## DIRECTIONS

- The property is located on the southern edge of town, being the first house on the right as you enter the development
- what3words: paler.central.husky

## SERVICES

- Main water, electricity and drainage are connected
- Air source heating throughout
- Underfloor heating to the ground floor
- Electric vehicle charging point
- Average broadband speeds advertised within this postcode are up to 53.3 Mbps

## OUTGOINGS

- Council tax – currently band G
- Tax payable for 2026/27 - £4,020.08
- Annual contribution towards landscaping – Approx. £250

## 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

MIM260222 / 624061

### 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.





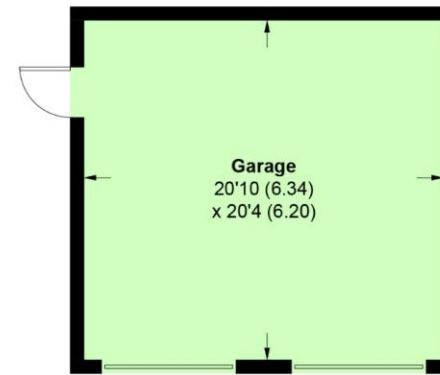
## 2 Henmarsh Way, Moreton-in-Marsh, GL56 0DD

Approximate Area = 182.7 sq m / 1966 sq ft

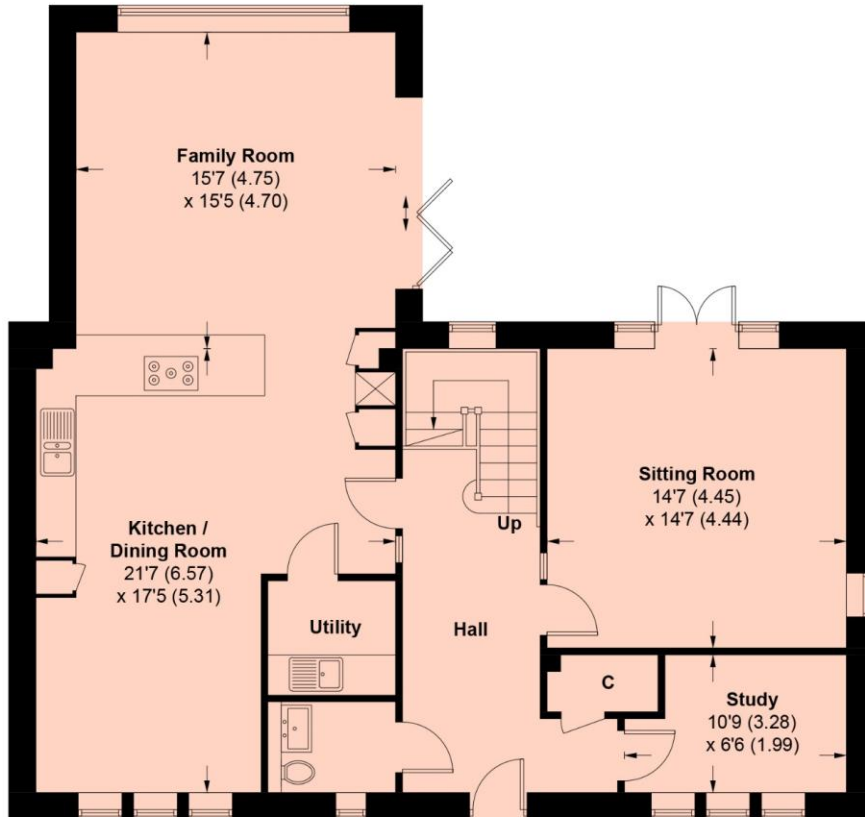
Garage = 39.4 sq m / 424 sq ft

Total = 222.1 sq m / 2390 sq ft

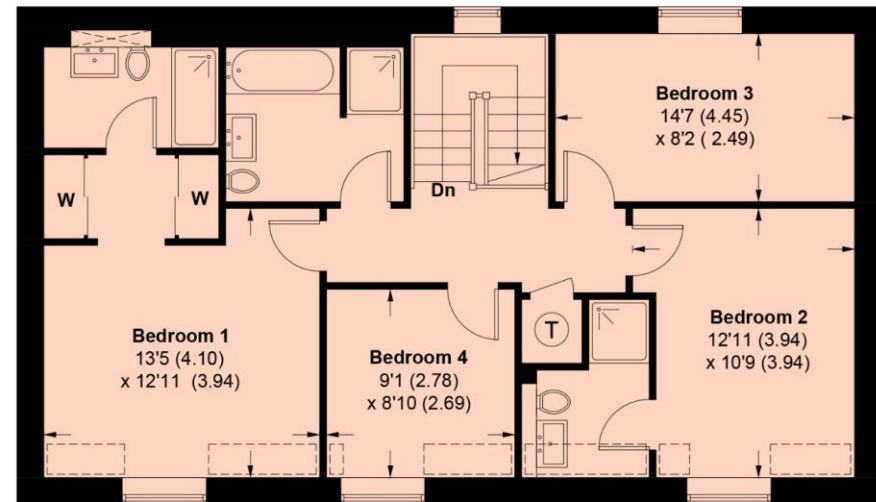
For identification only - Not to Scale



(Not Shown In Actual Location / Orientation)



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