



16

HAYMAN-JOYCE

16 FOSSEWAY DRIVE

MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0DU

SPACIOUS FAMILY HOME
SITUATED IN A QUIET
LOCATION, YET WITHIN
WALKING DISTANCE OF THE
TOWN CENTRE.

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 and The Cotswold School, Bourton-on-the-Water which has earned an 'Outstanding' reputation as a popular and successful 11-18 comprehensive academy (8 miles)
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 towns within easy reach are Stratford-upon-Avon (16 miles), Cheltenham (23) and Oxford (27)

Guide Price £525,000
No Chain

HAYMAN - JOYCE

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



THE PROPERTY

- Beautifully maintained chalet-style detached family home, situated in a well-regarded close, off Fossey Avenue, offering highly flexible spacious accommodation with two ground floor bedrooms, generous front and rear gardens and a large block-paved drive leading to a detached single garage
- The central entrance hall connects to the majority of the ground floor accommodation, with stairs rising to the first floor, a cloakroom off, and wood laminate flooring
- The dual aspect 'L' shaped sitting room has near full-height windows overlooking the front garden, a fitted coal-effect gas fire with stone hearth, and a large storage cupboard
- The dining room has lovely views of the rear garden, and is open to the fitted kitchen
- The kitchen offers a good selection of wall and base units, laminated work surfaces with stainless-steel sink, integrated eye-level Teka electric oven and separate four-ring gas hob, as well as a pantry cupboard, and external glazed door to the rear garden
- Ground floor bedroom three has two double fitted cupboards, which house both the tank and boiler. It also has the benefit of an external door which opens to a secluded courtyard
- Ground floor bedroom four has a fitted wardrobe cupboard with sliding doors
- To the first floor, is a galleried landing with a number of fitted cupboards, two flanking double bedrooms, and access to the loft space
- The principal bedroom is generous in size with two wardrobe cupboards, and has an adjoining wet room with a mains-operated shower over, a floating sink and low level wc
- Bedroom two, also a generous double, has a fitted desk, cupboards and wardrobe with sliding doors
- The refitted family bathroom consists of a panelled bath with electric shower, an integrated basin, concealed wc, and a number of vanity cupboards.
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,750 pcm

OUTSIDE

- The rear garden affords a good degree of privacy, and is predominantly laid to lawn with a large terrace, kitchen garden, fruit cage and a greenhouse. There are also a couple of wooden outbuildings: garden shed and separate summerhouse with power and light, as well as an outdoor chiminea barbecue
- There is gated access to both sides of the property, with personal door access to the detached single garage, with light and power connected

- The front garden is mainly laid to lawn interspersed with ornamental trees and shrubs, and a block-paved driveway for several vehicles leading to the detached single garage

DIRECTIONS

- From the High Street of Moreton-in-Marsh take the A429 (Fosse Way) south and opposite the Esso garage turn left into Fossey Avenue
- Take the second left into Fossey Drive
- The property will be found on the right just after the turn into Fossey Close
- what3words: bookshop.mini.smarter

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 52.8 Mbps if provider is BT
- EPC Band C

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £2,948.06

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



MIM260198 / 626050

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.



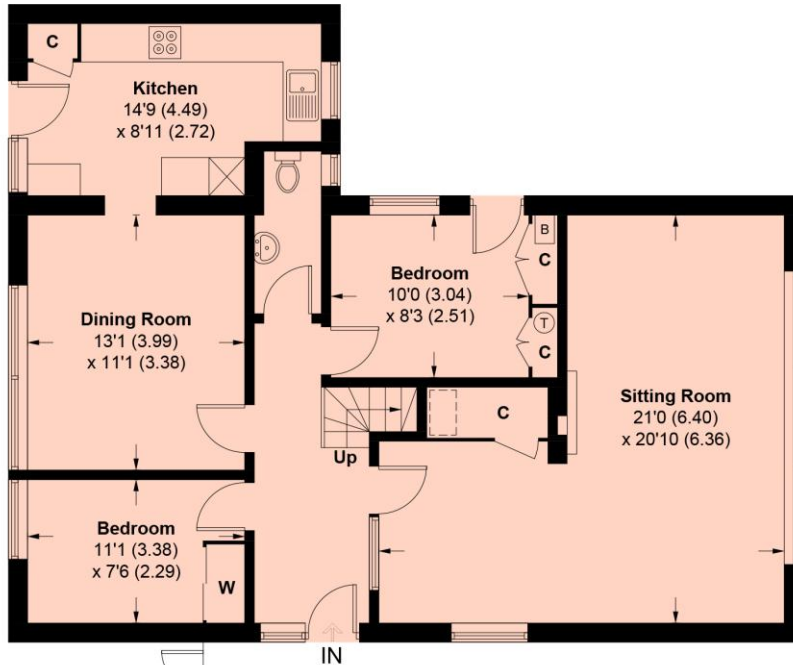
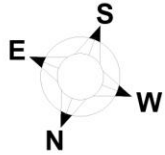
16 Fosseway Drive, Moreton in Marsh, GL56 0DU

Approximate Area = 140.4 sq m / 1511 sq ft

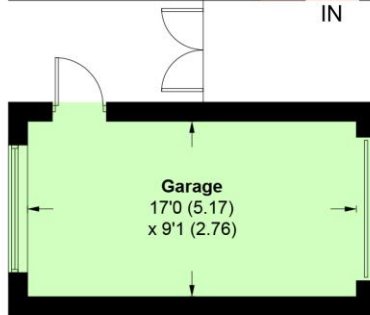
Garage = 14.3 sq m / 154 sq ft

Total = 154.7 sq m / 1665 sq ft

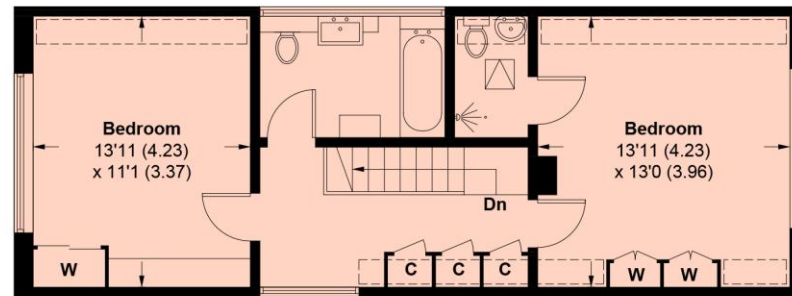
For identification only - Not to Scale



= Reduced headroom below 1.5m / 5'0



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