



HAYMAN-JOYCE

7 THE DELL
BLOCKLEY
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9DB

**ATTRACTIVE COTSWOLD STONE
PROPERTY, SITUATED IN A
CUL-DE-SAC IN A POPULAR
NORTH COTSWOLD VILLAGE.**

SITUATION

Attractive Cotswold village with many period properties
Communally run post office/store/cafe, two public houses,
parish church and primary school
Good selection of shops and amenities for everyday needs in
both Chipping Campden and Moreton-in-Marsh, just 3 miles
away
Academy Status Schools for ages between 11 and 18, at both
Chipping Campden (3 miles) and Bourton-on-the-Water (10)
Private schools nearby are Kitebrook Preparatory School (5
miles) and Kingham Hill School (8)
The award-winning Daylesford Farm Shop, including the
exclusive 'The Club by Bamford' is about 10.5 miles away
The Members' Club, Soho Farmhouse, is about 20.5 miles
away
Good train services from Moreton-in-Marsh (3 miles) to
London via Oxford from Moreton-in-Marsh), the fastest
reaching Paddington from 92 minutes

Guide Price £425,000

HAYMAN - JOYCE

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



THE PROPERTY

- Pretty three bedroom Cotswold-stone cottage offering a good degree of character, with front and rear gardens and a gravelled driveway leading to the attached single garage, with personal door access to the rear garden
- To the ground floor, the good-size entrance hall leads has a cloakroom and under-stairs cloak cupboard, and stairs rising to the first floor
- The spacious dual-aspect sitting/dining room is of a particularly impressive size, with the original stone fireplace incorporating a coal-effect electric fire and an attractive full-length bay window and French doors to the terrace
- The fitted traditional kitchen, offers a good selection of oak-fronted wall and base units, integrated Bosch electric oven and Indesit halogen hob, space for dishwasher, space for low-level fridge and separate freezer, wall-mounted combination gas boiler and tiled-effect vinyl flooring
- To the first floor are three bedrooms
- The double principal bedroom and two double built-in wardrobes
- Second double bedroom also with built-in wardrobes with sliding doors
- Single bedroom three which could also be used as a study giving the opportunity of working from home
- Two double bedrooms with built-in wardrobe cupboards
- All bedrooms are serviced by the family bathroom, comprising a panelled bath with mixer tap shower attachment over, pedestal wash-hand basin and low-level wc
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,200 pcm

OUTSIDE

- At the rear of the property is the north-west facing pretty landscaped tiered garden, with a full-width terrace with steps leading to a further raised section of lawn, well stocked with planting beds behind a low retaining Cotswold-stone wall, the whole being enclosed by a mixture of panelled fencing and post and rail fencing
- From the rear garden is a personal door accessing the attached garage, with power, light, up-and-over metal door, and space and plumbing for washing machine and separate tumble dryer
- To the front, is ample gravelled parking leading to the attached single garage, with the garden being mainly laid to lawn, leading to the idyllic mill stream beyond

DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Broadway and just after Bourton-on-the-Hill turn right signposted 'Blockley'
- On reaching the village continue through, eventually turning right signposted 'Draycott'
- After approx. 160 yards turn left into 'The Dell', follow the road to the right and the property will be found over the bridge in front of you
- what3words: trams.laminate.fire

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 53.9 Mbps if provider is BT

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £2,930.87
- The property has been marked with an improvement indicator. Therefore, the council tax band may be reviewed and could increase following the sale of the property

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



MIM260236 / 624012

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.



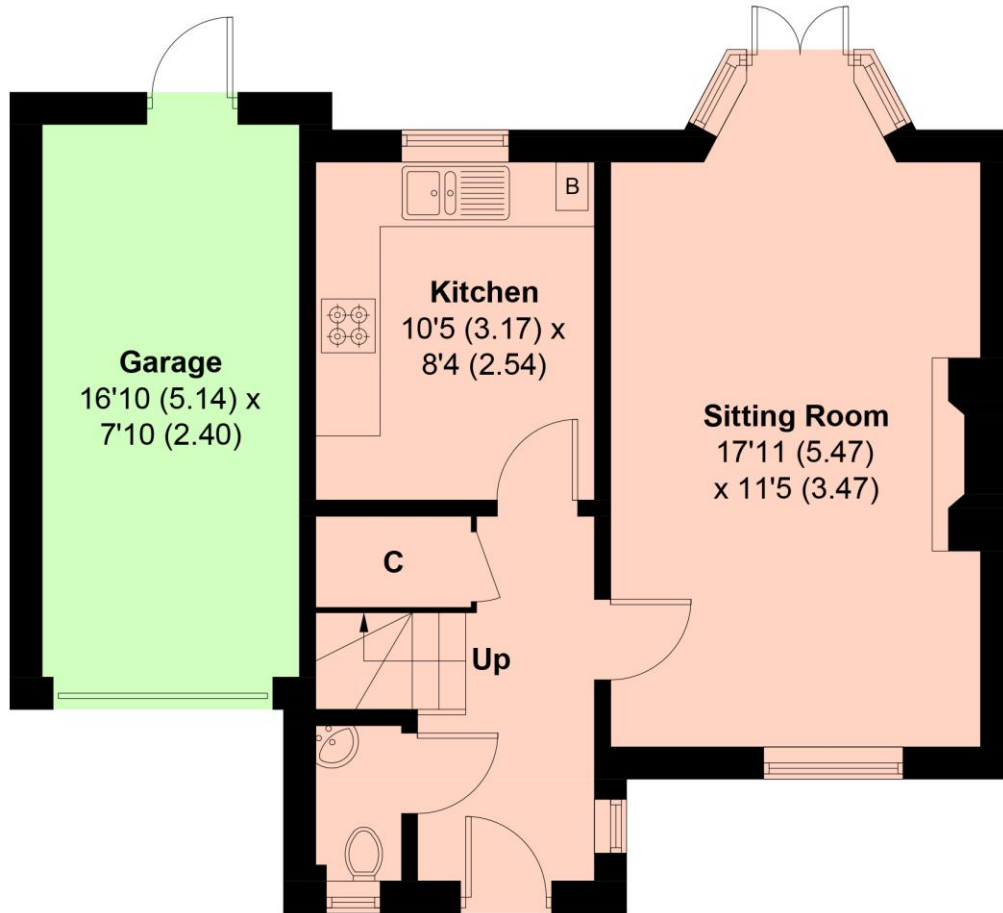
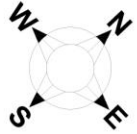
7 The Dell, Blockley, Moreton-in-Marsh, GL56 9DB

Approximate Area = 75.6 sq m / 814 sq ft

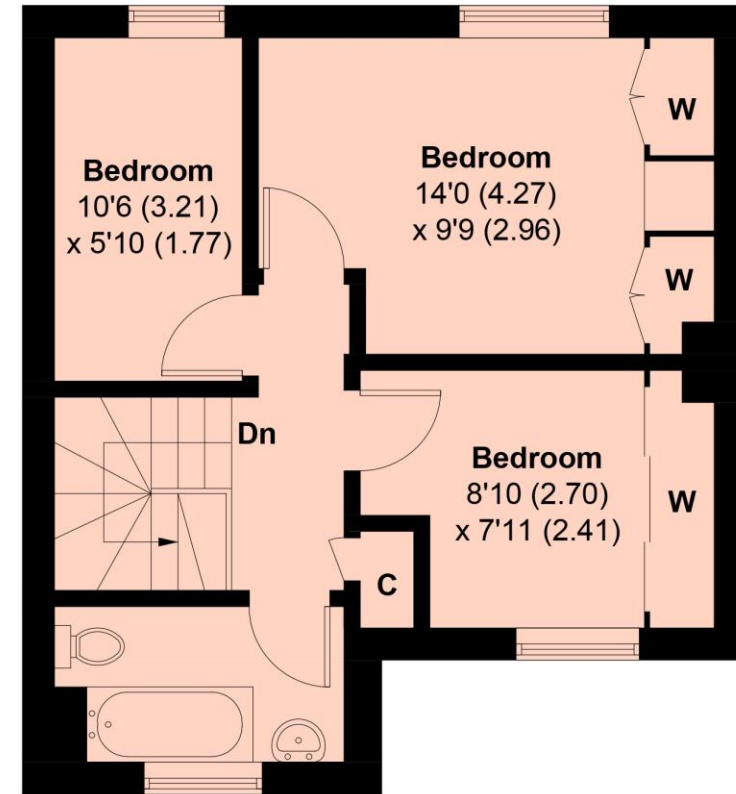
Garage = 12.8 sq m / 138 sq ft

Total = 88.4 sq m / 952 sq ft

For identification only - Not to Scale



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