



HAYMAN-JOYCE

8 SWEETMORE
CLOSE
ODDINGTON
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0XR

STYLISH AND HIGHLY
CONTEMPORARY SEMI-DETACHED
FAMILY HOME, BEAUTIFULLY
SITUATED ON THE EDGE
OF ODDINGTON

SITUATION

Pretty Cotswold village situated approx. 2 miles from Stow-on-the-Wold and about 5½ miles from Chipping Norton, both towns providing for most daily needs

The Fox British Inn, and Horse & Groom village inn

St. Nicholas Church and active village hall

Larger centres of Cheltenham, Oxford, Banbury and Stratford-upon-Avon are all within 30 miles

The award-winning Daylesford Farm Shop, including the exclusive 'Club by Bamford' is about 2 miles away

The Members' Club, Soho Farmhouse, is about 15.5 miles away
Local Villager bus service provides regular transport to local towns

Good train service from Kingham (4 miles) reaching Paddington from 90 minutes

Guide Price £525,000
No Chain

HAYMAN - JOYCE

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



THE PROPERTY

- Distinctive five bedroom semi-detached family home located in a small select-development of eight properties, offering highly contemporary accommodation over three floors, with a private low-maintenance walled garden and off-street parking, well situated on the edge of the sought-after village of Oddington
- The entrance hall has stairs rising to the first floor with useful understairs storage recess, a large tall coat cupboard and a cloakroom with a modern Villeroy & Boch suite consisting of a vanity wash-hand basin, and concealed wc, as well as a stylish heated towel rail and ceramic tiled flooring
- Leading off the block-paved driveway to the rear of the property through the garden, is external access to the stylish fitted kitchen, offering an excellent selection of floor units, large island with breakfast bar, quartz work surfaces with inset sink, ceramic tiled flooring and a number of integrated Neff appliances including two stainless-steel ovens, induction hob with stainless-steel extractor hood over, dishwasher, and an AEG upright fridge-freezer
- The kitchen also has the benefit of an adjoining utility room, offering a further range of floor storage cupboards, quartz work surfaces with inset sink, space and plumbing for a washing machine, tumble dryer and recess for upright fridge-freezer
- The good size dining room is open through to the 18' x 12' dual-aspect sitting room, with French doors to the secluded walled garden, stone-built feature fireplace incorporating a cast-iron wood burner. Karndeian wooden flooring to both the sitting room and dining room
- To the first floor, there are four bedrooms
- Bedroom two measures approximately 22 ft. in length and has a walk-in wardrobe and eaves storage
- Bedrooms three and four are both doubles
- Bedroom five has a built-in wardrobe
- All four bedrooms are serviced by the modern family bathroom, consisting of a bath with rain-head shower over, vanity wash-hand basin and fitted wc
- On the top floor, the dual-aspect principal bedroom is double in size, with an adjoining ensuite shower room consisting of a walk-in double shower with electric shower over, vanity wash-hand basin and concealed wc, as well as a separate dressing room with fitted open railed wardrobes with shelves above and integrated drawers, situated across the landing space
- EPC Band E
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,950 to £2,250 pcm

OUTSIDE

- The south-facing walled garden is laid to paving, and affords a good degree of privacy, with French doors connecting to the sitting room and door to the kitchen, an electric blind and gated side access to the driveway
- The front of the property is laid with a permeable resin surface, allowing water to drain, along with a covered log store and a substantial conifer hedge, providing a high level of screening

DIRECTIONS

- From Stow-on-the-Wold take the A436 towards Chipping Norton and after approx. 2.5 miles Sweetmore Close will be found on the right
- 8 Sweetmore Close is the first property on the left as you enter the development
- what3words: fuel.responses.pasta

SERVICES

- Mains water, electricity and drainage are connected
- Electric radiators with individual thermostats
- Average broadband speeds advertised within this postcode are up to 50.5 Mbps if provider is BT

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £2,810.42

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

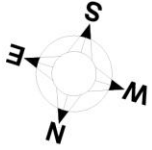
01608 651188

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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.

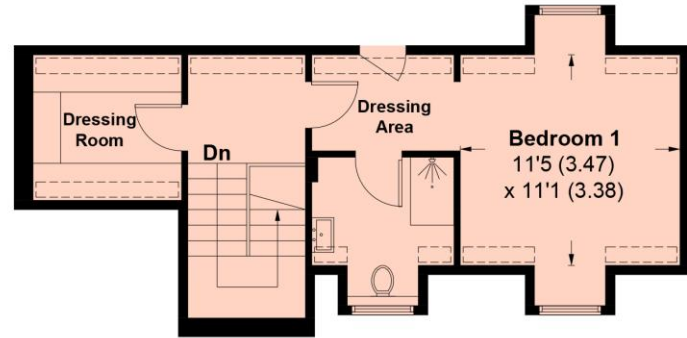




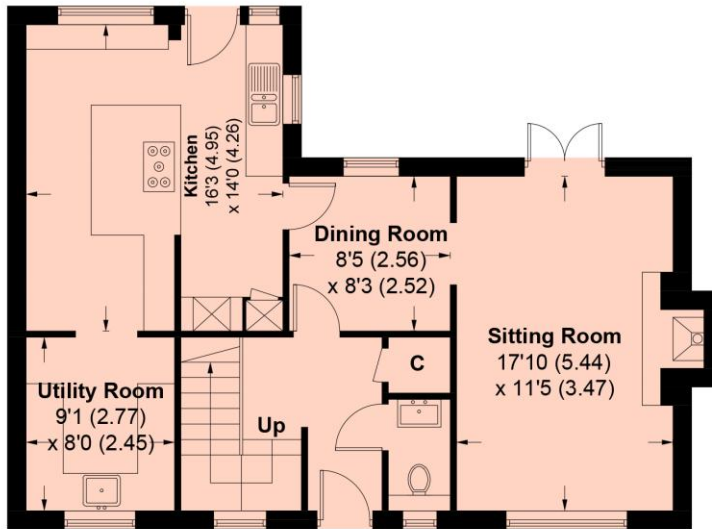
8 Sweetmore Close, Oddington, Moreton in Marsh, GL56 0XR

Approximate Area = 170.9 sq m / 1839 sq ft

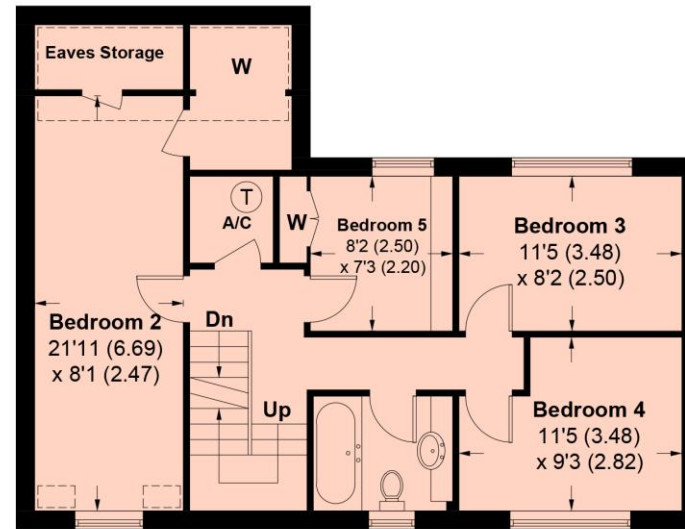
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

HAYMAN-JOYCE