



HAYMAN-JOYCE

1 ELLACOT
CAMP GARDENS
STOW ON THE WOLD
CHELTENHAM
GLOUCESTERSHIRE
GL54 1DQ

SEMI-DETACHED COTTAGE
SITUATED ON THE EDGE OF
TOWN, WITH STUNNING VIEWS.

SITUATION

Popular North Cotswold Market Town with a good selection of shops and amenities, including a Tesco supermarket and various pubs and restaurants
The award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford' is about 4 miles away
The Members' Club, Soho Farmhouse, is about 17.5 miles away
Local bus services, and train services to London Paddington from both Kingham and Moreton-in-Marsh (4 miles)
Other larger towns within easy reach are Cirencester (19 miles), Cheltenham (18) and Oxford (30.5)

Guide Price £275,000
No Chain

HAYMAN - JOYCE

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



THE PROPERTY

- The cottage is located in a quiet location on the edge of the town, yet within walking distance of the centre with its good transport links, and has fabulous views over the Evenlode valley
- The cottage is well presented but would benefit modernisation, and would be ideal to use as a second home, rental investment or Airbnb
- Canopy porch with front door opens into the sitting/dining room with recess within a fireplace. A latch and brace door opens with stairs to the first floor. Door to kitchen
- Kitchen incorporates some wall and floor cupboards, stainless steel sink with window overlooking open countryside, space and plumbing for washing machine and gas fired wall mounted boiler
- On the first floor the double bedroom is spacious in size and has a useful cupboard
- Bathroom with panelled bath, pedestal wash 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 £950 pcm

OUTSIDE

- The garden is to the front of the cottage and is south-facing. Mainly laid to lawn a gravelled path leads to the cottage, where there is a terraced seating area ideal for alfresco dining, the whole being bordered by part Cotswold stone walling, picket, iron and wood panel fencing
- At the bottom of the garden is a gravelled parking area for two cars and a useful garden shed

DIRECTIONS

- From Moreton-in-Marsh head south on the A429 (Fosse Way) for 4 miles and on reaching Stow-on-the-Wold after the second set of traffic lights turn left signposted 'Town Centre'
- Take your next left into Parsons Corner following the road into Well Lane
- Go round the 90-degree bend and after a short distance turn left into Camp Gardens
- 1 Ellacot will be found on the left after a short distance beyond the new homes
- what3words: highlighted.edgy.dentistry

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 53.5 Mbps if provider is BT

OUTGOINGS

- Council tax – band B
- Tax payable for 2026/27 - £1,912.85

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

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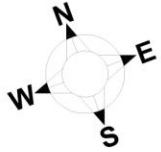


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IMPORTANT NOTICE

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.

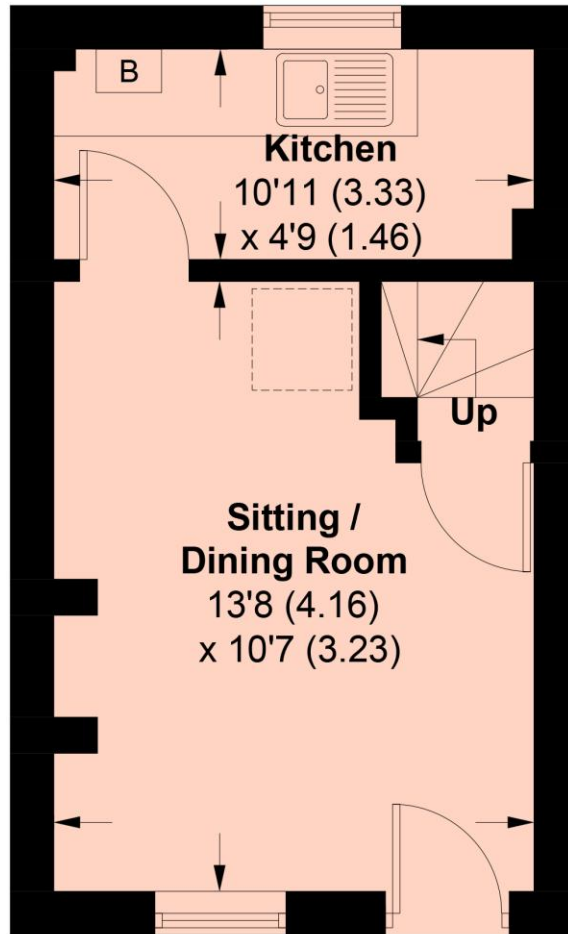




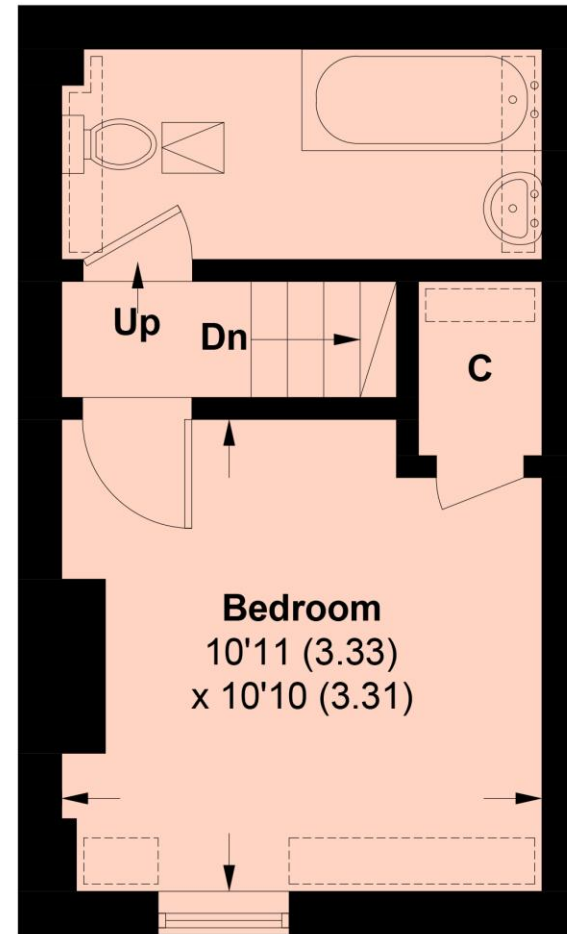
1 Ellacot, Camp Gardens, Stow on the Wold, GL54 1DQ

Approximate Area = 38.4 sq m / 413 sq ft

For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR

HAYMAN-JOYCE