



HAYMAN-JOYCE

52 CORNFLOWER ROAD

MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9PS

SEMI-DETACHED HOUSE, WITH
TWO BEDROOMS, AVAILABLE TO
PURCHASE AT 70% OF MARKET
VALUE TO QUALIFYING BUYERS,
UNDER THE COTSWOLD
DISCOUNTED HOME SCHEME

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 a 5 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 £227,500

HAYMAN - JOYCE

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



THE PROPERTY

- Superbly presented semi-detached property, located on the edge of the well-regarded Cotswold Gate development, complemented by a generous rear garden
- The property offers spacious accommodation throughout
- Good-size entrance hall with stairs rising to the first floor, adjoining downstairs cloakroom and wood laminate flooring
- The stylish kitchen/dining room offers a good selection of wall and floor units, with wood-effect laminated work surfaces with an inset one and a half stainless-steel sink, several integrated appliances, including an Indesit stainless-steel electric oven, four-ring gas hob with extractor hood, as well as space and plumbing for a dishwasher, washing machine and fridge-freezer, ample space for a good-size dining table and chairs, and wood laminate flooring
- The sitting room is particularly generous in size, with space for a couple of large sofa's, and a study area, if required, with French doors opening onto the large terrace. There is also a useful understairs storage cupboard with space to house a condenser dryer
- On the first floor, are two large double bedrooms
- Both bedrooms are serviced by the well-appointed family bathroom, with panelled bath, mixer shower attachment and an overhead mains-operated shower, pedestal wash-hand basin, low-level wc and wood laminate flooring
- EPC Band C

OUTSIDE

- The larger than average south-facing garden is predominantly laid to lawn with a large terraced area, ideal for al fresco dining during the warmer months, wooden shed and outside tap, fully enclosed by close-board fencing
- At the front of the property is off-road parking for two vehicles and a gated side access to the rear garden

DIRECTIONS

- From the High Street of Moreton-in-Marsh take the A429 (Fosse Way) north and after the railway bridge turn right signposted 'Todenham'
- Take the second turn right into Cotswold Gate
- Follow the road through the parkland and the property will be found towards the bottom of the development on the right
- what3words: overt.lame.tides

OUTGOINGS

- Council tax – band C
- Tax payable for 2026/27 - £2,144.05
- Service charge currently payable per annum – £145.42 (this is paid in two parts every six months)

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Both BT and Gigaclear full fibre internet connections are available

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

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01608 651188



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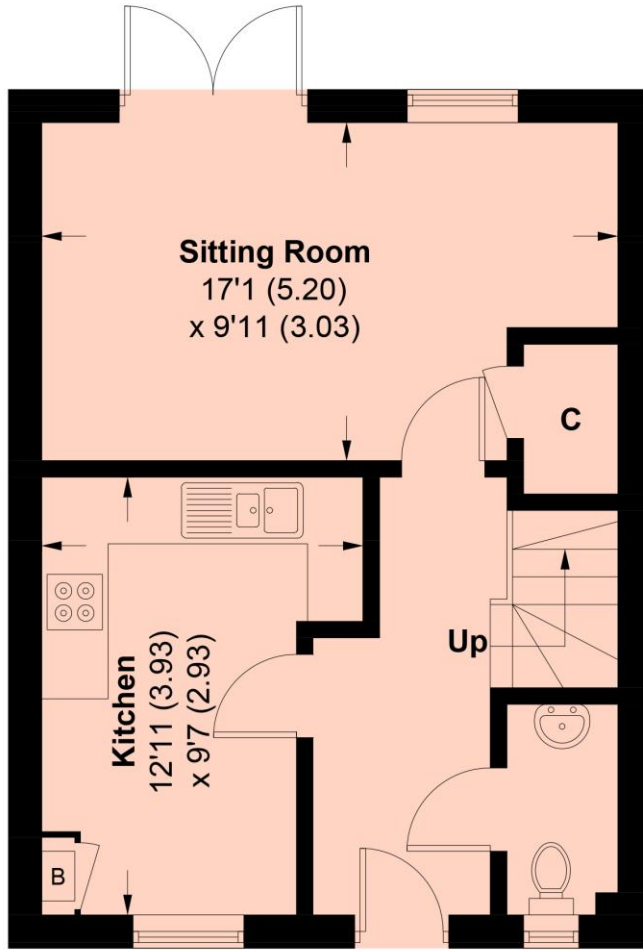
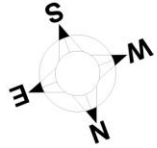
IMPORTANT NOTICE

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.

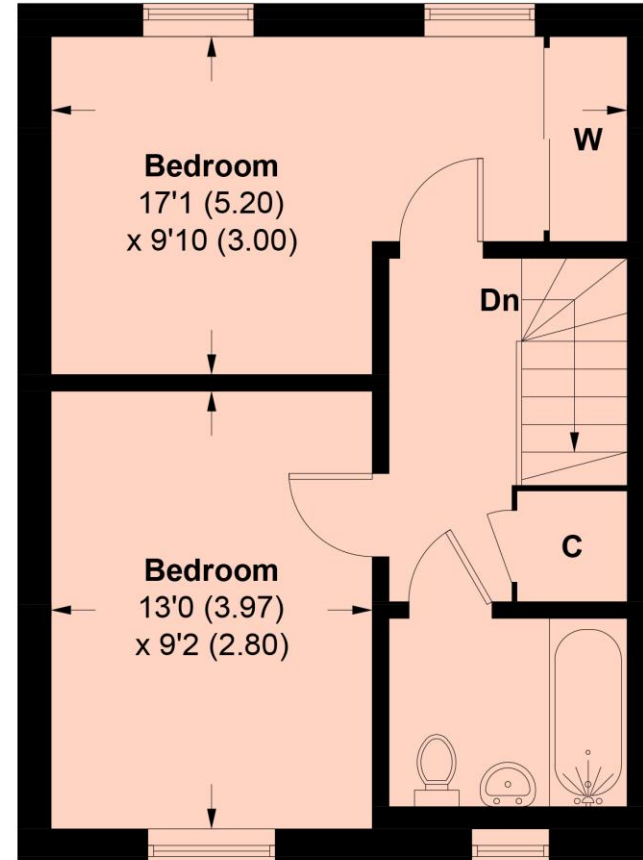


52 Cornflower Road, Moreton-in-Marsh, GL56 9PS

Approximate Area = 74.7 sq m / 804 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