

1 School House

Bourton-on-the-Hill



HAYMAN-JOYCE

1 SCHOOL HOUSE

BOURTON-ON-THE-HILL
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9AH

CHARMING PERIOD
SEMI-DETACHED COTTAGE,
LOCATED IN A PRETTY
COTSWOLD HILL VILLAGE.

SITUATION

Cotswold hill village about 1.5 miles west of the market town of Moreton-in-Marsh, within the catchment area for Chipping Campden School

Award-winning pub 'The Horse & Groom' Church and active village community centred around the old school, which is now used as a village hall

Popular Batsford Arboretum and Garden Centre

Daylesford Organic, including the exclusive 'Club by Bamford' is about 8.5 miles away

The Members' Club, Soho Farmhouse, is about 21 miles away

Moreton-in-Marsh provides a good range of shops and amenities for everyday needs, and a popular weekly market

Other local centres include Oxford (29 miles), Stratford-upon-Avon (17), Cirencester (25) and Cheltenham (22)

Good train services from Moreton-in-Marsh, the fastest reaching Paddington from 92 minutes



Offers Over £525,000

HAYMAN-JOYCE

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



THE PROPERTY

- Pretty semi-detached period cottage, built in 1828, forming part of the original village school, serving as the official residence of the deputy headteacher
- The cottage has been renovated by the current owners to a good standard with newly-fitted secondary acoustic glazing throughout, new ceramic tiled flooring in the hall and sitting room, complemented by the newly-landscaped cottage garden, the original brick-built outbuilding and detached single garage with a new garage door, newly fitted side gate, and door to outbuilding
- The accommodation is over three floors and has been freshly-redecorated throughout
- On the ground floor the kitchen/breakfast room has a wealth of character, and offers a selection of storage cupboards, fitted gas AGA (cooking purposes only), a large walk-in pantry cupboard with fitted shelving and space for an upright fridge freezer and door to the garden
- From the kitchen, through the inner hall, is the impressive sitting room, which is particularly spacious, with an imposing open stone fireplace, exposed stone wall and ceiling beams, original window seat, and access to the side entrance porch
- Via the original winding oak stairwell, on the first floor, are two good-size double bedrooms, both with wardrobe cupboards, and a fitted vintage-style family bathroom consisting of an enamel bath, wash-hand basin and low-level wc
- On the second floor, is a large double bedroom with exposed A-frame with far-reaching views over the surrounding rooftops towards Stow-on-the-Wold, and a dressing/ storage room, which could easily be transformed into an additional bathroom, if required
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,800 pcm

OUTSIDE

- The pretty landscaped rear garden has a paved terrace, an area of lawn, extensive planting beds with bark chippings, and access to the large brick-built outbuilding, which could be transformed into a home office/studio, if required
- There is a single garage situated on the side road by the village hall
- There is access through a pedestrian gate off the road, down some steps, over which the cottage has a right of way

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £2,839.73

DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Broadway and Evesham and after 1½ miles on reaching the village continue up the hill going past the church on your left
- Take the next left after the village hall
- The entrance to the property is on the A44 through a gate with '1 Old School'
- what3words: position.maddening.succeed

SERVICES

- Mains water, electricity and gas are connected
- Shared septic tank drainage
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 54.1 Mbps if provider is BT
- EPC Band E

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

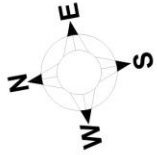


MIM260707 / 628012

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 School House, Bourton-on-the-Hill, Moreton-in-Marsh, GL56 9AH

Approximate Area = 119.6 sq m / 1287 sq ft

Outbuildings = 27.9 sq m / 300 sq ft

Total = 147.5 sq m / 1587 sq ft

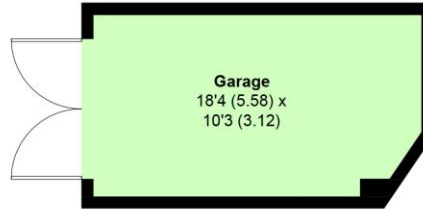
(Including Garage)

For identification only - Not to Scale



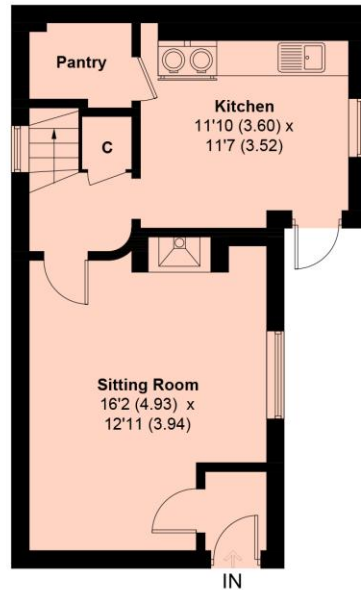
Garden Store
13'5 (4.08) max x
9'3 (2.82) max

(Not Shown In Actual
Location / Orientation)

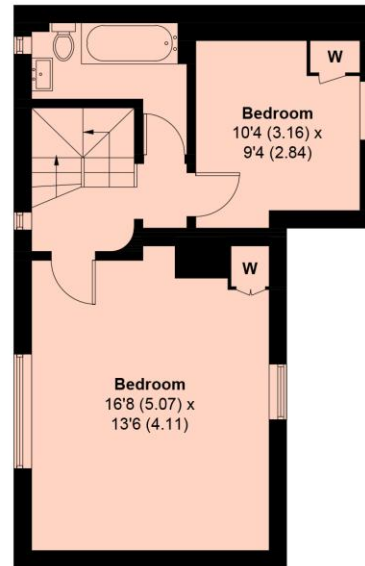


Garage
18'4 (5.58) x
10'3 (3.12)

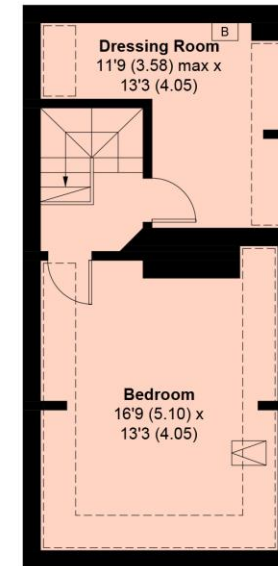
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Location / Orientation)



GROUND FLOOR



FIRST FLOOR



SECOND 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