



HAYMAN-JOYCE

FIELD END COTTAGE

45 TODENHAM
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9PF

CHARACTERFUL STONE
COTTAGE SITUATED IN THE
HEART OF THE VILLAGE.

NO ONWARD CHAIN.

SITUATION

Approximately 3 miles north-east of the market town of Moreton-in-Marsh which has a range of shops and amenities for everyday needs, and is in the Chipping Campden School catchment area, the bus stop for which is at the end of Wolford Road

Parish church

Todenham is home to the well-known Todenham Manor Farm Shop

The award-winning Daylesford Organic Farm Shop is about 10 miles away

The Members' Club, Soho Farmhouse, is about 15.5 miles away

Other local centres within easy reach include Shipston-on-Stour, Stratford-upon-Avon, Oxford and Cheltenham

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

Guide Price £750,000

HAYMAN-JOYCE

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



THE PROPERTY

- Pretty four-bedroom cottage steeped in history, dating back to the turn of the 19th century, believed to have been built c.1808, offering highly flexible accommodation over three floors and landscaped rear gardens offering a good degree of privacy
- On the ground floor, there is an abundance of reception space, with an open sitting room and dining room, separated by an imposing stone-built central inglenook fireplace with an impressive wood stove to the sitting area, part-exposed stone walling and attractive parquet wooden flooring
- Leading off the sitting room, is an adjoining study with fitted shelving to one wall, side window with shutters, and fully glazed single door to the beautifully landscaped gardens.
- Stepping down into the kitchen/breakfast room, from the connecting dining room, there is a fabulous selection of wall and base cupboards with an integrated "Neff" double oven, "Smeg" microwave, dishwasher, recess for a double fridge/freezer and plenty of space for a large table and chairs. There is a fully vaulted ceiling, underfloor heating and wooden-framed French doors leading onto the patio terrace
- Adjoining the kitchen is the utility room with plumbing for a washing machine, space and plumbing for a tumble dryer and door access to the gardens
- Connecting to the utility room, is the modern shower room with fitted shower cubicle with "Aqualisa" shower unit, low-level wc and vanity-wash basin
- On the first floor, is a generous landing area with a spiral staircase to the second floor
- To the right of the landing, is the dual-aspect principal bedroom with part-exposed stone walling, cast-iron fireplace and fitted double wardrobe. Adjacent to the bedroom, is another spacious double bedroom with a large single wardrobe cupboard
- All four bedrooms are serviced by the large family bathroom comprising of a low-level wc, pedestal wash-hand basin, panelled bath with mixer-tap attachment, and attractive features such as exposed wooden flooring and stone walling
- On the second floor, there is ample storage space on the landing area, with two flanking good-size bedrooms, with vaulted ceilings, exposed beams and Velux windows.
- EPC Band F

OUTGOINGS

- Council tax – band F
- Tax payable for 2025/26 - £3,220.68

OUTSIDE

- Outside, the stunning landscaped south facing rear garden offers extensive planting beds, being predominantly laid to lawn, with a generous patio terrace leading off the kitchen/breakfast room
- There is also gravelled parking for one vehicle leading through the wooden double gates to the front of the cottage, where there is a further additional parking space
- There is also a substantial wooden shed for garden storage

DIRECTIONS

- From Moreton-in-Marsh take the A429 (Fosse Way) north and just after the railway bridge turn right signposted "Todenham"
- Continue for 3 miles and on reaching the village, continue through and just before leaving the property will be found on the right
- what3words: regulates.hangs.crumb

SERVICES

- Mains water, electricity and drainage are connected
- Electric storage heaters
- There is Gigaclear fibre connected to the cottage with speeds up to 900 Mbps

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

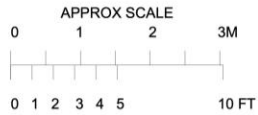
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IMPORTANT NOTICE

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.



Field End Cottage 45 Todenham

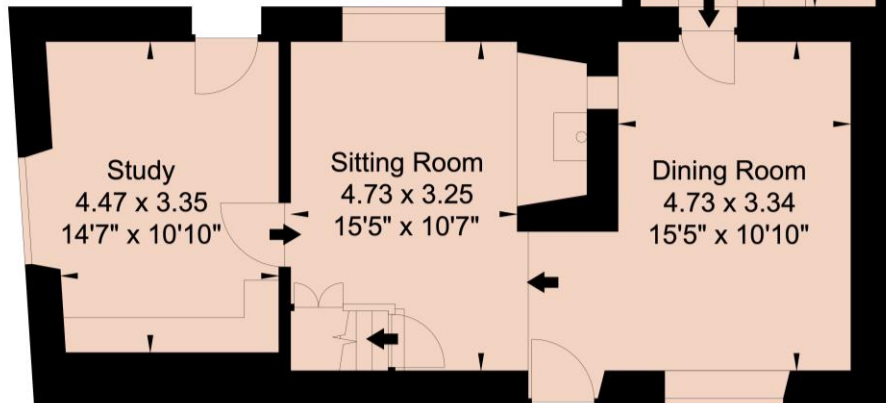
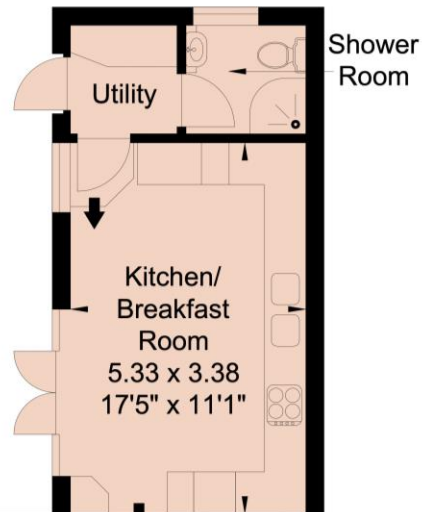


Arrow's denote extent of measurements shown.

Approximate Gross Internal Floor Area
191 sq m (2,057 sq ft)
inc. restricted head height

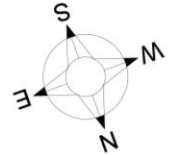
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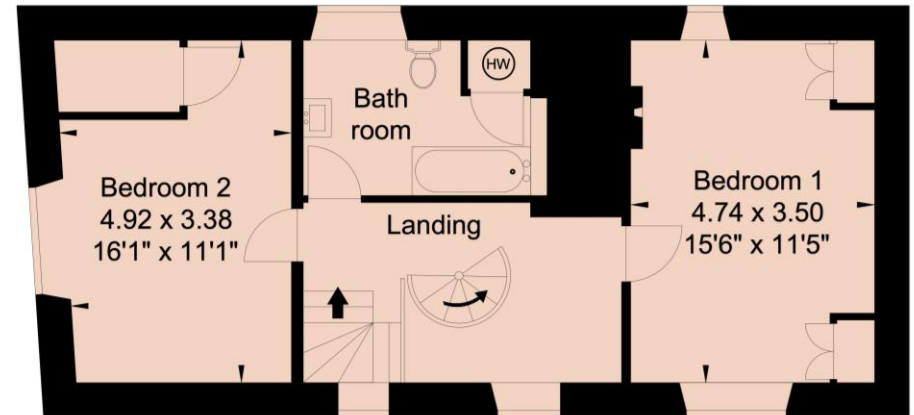


Ground Floor

Denotes restricted
head height



Second 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