

# Heath Farm, Moreton in Marsh, Gloucestershire

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# A wonderful Grade II listed barn with ancillary accommodation and 2.64 acres.

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## Summary of accommodation

**Ground Floor** - Reception hall | Cloakroom | Kitchen/breakfast/family room  
Sitting room | Study | Utility room | Boot room | Bedroom | Shower room

**First Floor** - Principal bedroom suite with en suite  
Three further double bedrooms | Family bathroom | En suite

**Outbuildings** - Two guest bedrooms with en suite  
Gym/games room with bedroom/sitting room above with shower room

**Garden and grounds** - Mature gardens with various outdoor seating areas  
Parking for several vehicles and electric car charger | Paddocks  
Vegetable garden

In all approximately 2.64 acres

## Distances

Moreton-in-Marsh 2 miles (trains to London Paddington from 88 minutes),  
Stow-on-the-Wold 6 miles, Daylesford 6 miles, Soho Farmhouse 15 miles,  
Stratford-upon-Avon 18 miles, Cheltenham 22 miles, Oxford 26 miles,  
Banbury 21 miles (trains to London Marylebone from 56 minutes).  
(Distances and times approximate)



5+2



4+2



3+1



2.64  
acres





## Location

Moreton in Marsh is a vibrant market town with a wide range of facilities including two large supermarkets, hospital, Doctors surgery, shops, restaurants, pubs and the weekly market.

More comprehensive facilities can be found at Stratford-upon-Avon, Oxford and Cheltenham, including theatres and larger shopping centres.

There are many excellent schools in the area including Kitebrook, Chipping Campden, Cheltenham Ladies and Cheltenham College, Tudor Hall and Bloxham near Banbury.

Mainline railway services are available from Moreton-in-Marsh railway station, providing regular trains to Oxford and London Paddington (trains from 88 mins to Paddington).

The area has excellent road communications with the A429 (Fosse Way) providing links to Stratford-upon-Avon and Warwick to the north, Stow-on-the-Wold and Cirencester to the south and Cheltenham and the M5 to the west. The M40 can be accessed via Junctions 8 or 9.

The surrounding open countryside provides the opportunity for attractive walks and rides along the extensive network of country lanes, bridle ways and footpaths. There are a variety of sporting activities in the area, including racing at Cheltenham, Stratford-upon-Avon and Warwick. Golf at Naunton Downs, Lyneham, Chipping Norton and Broadway Golf Club.

## Heath Farm

Heath Farm is a characterful conversion of a Grade II Listed Cotswold stone barn and associated buildings, which provides a light and spacious home and extensive ancillary accommodation and comes with 2.64 acres.

Heath Farm dates back to the early 18th century. The main barn was converted in 2003 and its outbuildings were converted in 2006 and 2013.

The main house offers flexible family living set over three floors with a feeling of light and space due to the open plan living and large glazed windows. The ground floor is generous and versatile with a large, vaulted reception hall, study / playroom, cloakroom, sitting room, all to the front of the property. At the heart of the property is the kitchen/breakfast/family room, ideal for every-day living with new five oven electric Aga with separate induction hob, dining area and sitting area, all with views across the courtyard. The accommodation continues with a large boot room with recently fitted shoe and coat storage, utility room and a ground floor bedroom with shower room.

On the first floor are two bedroom suites, one with a bath and a shower and the other with a shower, two further bedrooms and a family bathroom. The bedrooms incorporate vaulted ceilings, feature windows and built-in wardrobes and cupboards. There are stairs leading up to the dressing room which is currently fitted with built-in wardrobes and storage, with stairs from here leading up to an extensive, carpeted attic space.

The ancillary accommodation offers two en-suite bedrooms although subject to consent, one might look to install a kitchen to create a self-contained annexe if required. Additionally there is a gymnasium/office and spiral staircase leading to a further reception room/bedroom with shower room.









## Garden and Grounds

The property is approached over a long drive with a generous parking area to the rear of the property. Mature gardens to the front provide a large lawned area, terrace and a range of mature beds, shrubs and trees. Beyond the formal gardens are two paddocks with a vegetable garden, each enclosed with post and rail fencing.

## Property Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and private drainage. Oil fired central heating. Gigaclear broadband up to 900 mbps.

**Local Authority & Council Tax Band:** Stratford District Council. Telephone: 01789 267575. Council Tax band G

**Postcode:** GL56 0PG

**What3Words:** ///messing.careful.defected

## Viewing

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

## Approximate Gross Internal Floor Area

Main House: 313.5 sq m / 3,374 sq ft

Outbuilding: 115.2 sq m / 1240 sq ft

Total: 428.7 sq m / 4,614 sq ft (Excluding Eaves)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

Leigh Glazebrook

01451 600613

[leigh.glazebrook@knightfrank.com](mailto:leigh.glazebrook@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated xxxxxxxx 20xx. Photographs and videos dated xxxxxxxx 20xx.

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