



Wydelands, Draycott, GL56 9LA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This is a lovely semi-detached property located in a friendly village cul-de-sac. It boasts two double bedrooms and offers beautiful views over the fields at the back.

The current owner has maintained the property impeccably, giving it a charming cottage-like feel. There is a driveway at the front, providing ample parking space for two cars in tandem. The front garden is laid to lawn, which adds to the property's privacy.

As you enter the house, you will find a hallway that leads to the kitchen/dining room. This room overlooks the rear garden and fields beyond, and there is a door that leads out to the garden from here. Opposite the kitchen is the cosy sitting room, which features an open fireplace, an understairs cupboard, and two windows that allow plenty of natural light in and show off the views of the garden and countryside at the rear.

There is a spacious WC in the hallway, and stairs rise to the first floor, where you will find two double bedrooms, both with fitted wardrobes. There is also a useful storage cupboard and airing cupboard on the landing, along with a family bathroom.

The rear garden is a real sun trap in the afternoons and offers stunning views over the fields opposite.

The property benefits from gas fired central heating.





Key Features

- Village Location with Community Atmosphere
- Two Double Bedrooms
- Open Fire in Sitting Room
- Countryside Views Over Fields
- Sunny Rear Garden
- Driveway Parking for 2 Cars
- Moreton in Marsh 3 Miles Away - Mainline Rail Oxford/London
- Countryside Walks from the Doorstep
- Chipping Campden School Catchment (4 miles away)
- North Cotswold Location

**Offers Over
£300,000**

Draycott

Draycott is a pretty hamlet located midway between the market towns of Chipping Campden and Moreton in Marsh with the latter also having a railway station with links to Oxford and London Paddington. The property is within the catchment area for Blockley primary school and Chipping Campden secondary school. There is a lovely sense of village community and it is just 1 mile from the neighbouring village of Blockley which has a village shop/ café and 2 local pubs.

Additional Information & Services

Tenure: We understand that the property is for sale Freehold.

Local Authority: Cotswold District Council, we understand that the Council Tax Band for the property is Band B

EPC Rating: C

Mains water, drainage, gas and electric are connected to the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Agents Note

(i) The property is being offered to the market with No Onward Chain.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

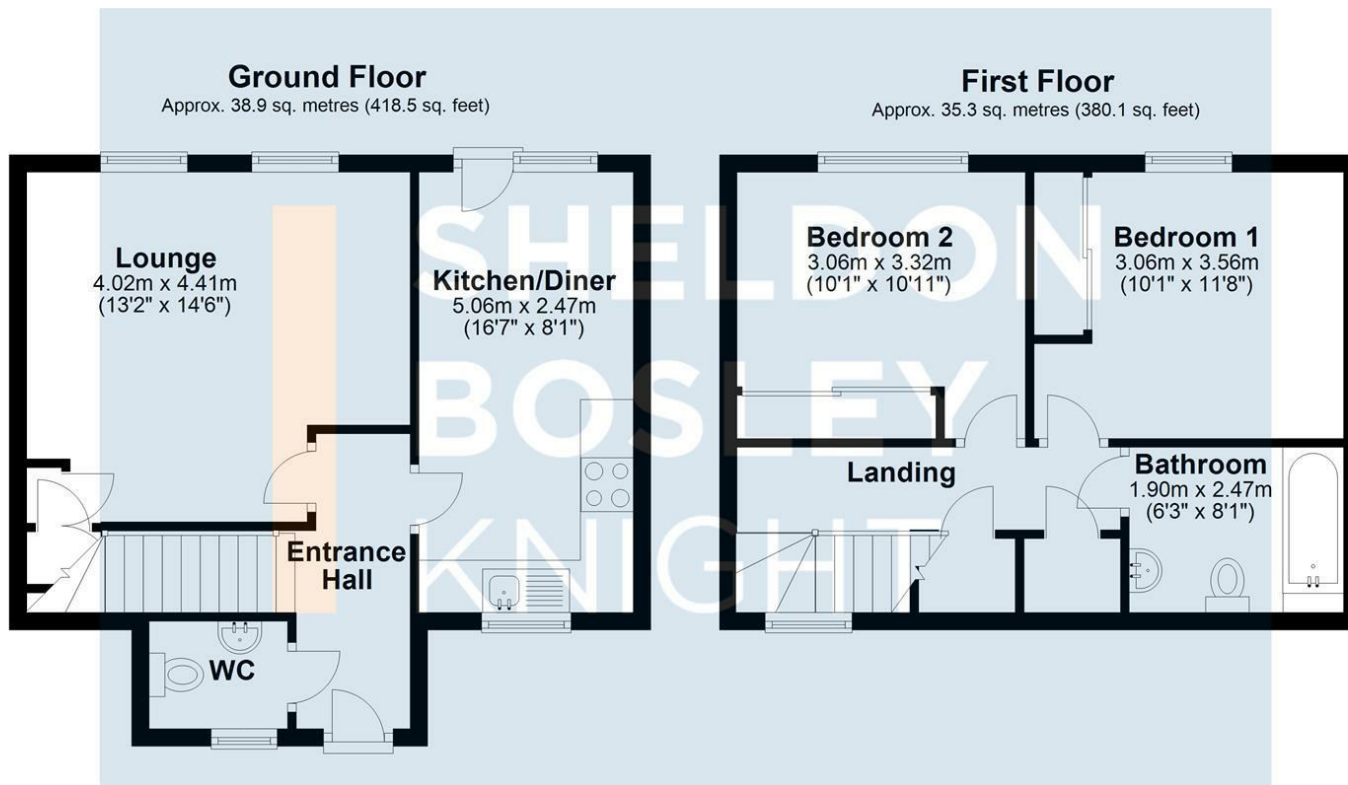
(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 74.2 sq. metres (798.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

EPC Rating - C

Tenure - Freehold

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Local Authority
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Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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DISCLAIMER

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