



3 Post Office Lane, Moreton-In-Marsh, GL56 9JZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A charming 4 bedroom Cotswold stone cottage tucked away on a quiet lane in this delightful Cotswold village. With plenty of original character, the cottage is arranged over three floors and offers ample reception space, a home office, a workshop, a garage, and gardens on three sides.

Originally built around 1850 as two cottages, this detached residence now features spacious and surprising light accommodation. The kitchen and breakfast room overlook the rear garden, which is filled with an abundance of wildlife that can be viewed from the windows looking out towards the orchard beyond. The dining hall showcases beautiful beams and exposed stone, with a fireplace housing a gas-effect wood burner. The living room also features beams, exposed stone, and an open fireplace.

From the kitchen, you can access the utility room, which has a door leading to the downstairs WC and shower room, as well as a door to a rear porch that provides access to the garden and garage. On the other side of the kitchen, you will find a garden room, which the current vendors use as their everyday entrance. This leads to a brick-built workshop and home office.

On the first floor, there are two double bedrooms that reflect the charming features found downstairs, with the main bedroom boasting built-in wardrobes. The family bathroom is equipped with a freestanding bath. On the second floor, there are two additional bedrooms that enjoy views over the village and the countryside beyond and have useful eaves storage.

Outside, the mature cottage gardens wrap around three sides of the property, featuring a large patio at the rear of the cottage that overlooks the neighbour's orchard opposite. This is a fabulous place to sit and watch the birds and other wildlife go by.

Parking is available in the single garage with an electric roll-top door and on the driveway in front and to the side for 3 cars. The property is located on a no-through lane.





Key Features

- 4 Double Bedrooms
- Original Features, Exposed Stone, Beams
- Situated on a No Through Lane
- Home Office & Workshop
- Garden to 3 Sides
- Sitting Room with Open Fire
- Beautiful Dining Hall
- Detached Cotswold Stone Cottage
- 5 Minutes Drive from Moreton in Marsh & Chipping Campden
- Chipping Campden School Catchment

Price Guide
£600,000

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

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

Local Authority: Cotswold District Council

Council Tax Band: E

EPC Rating: E

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 Notes

(i) 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.

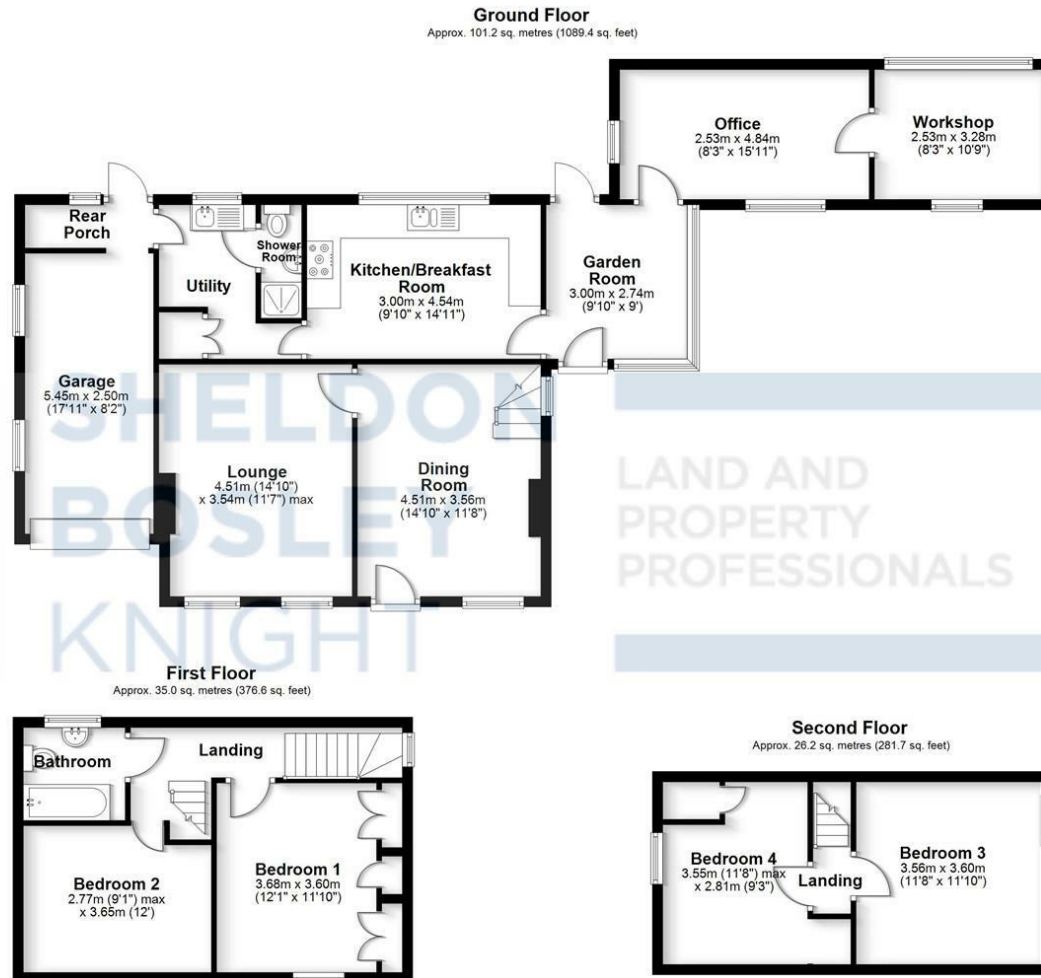
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 162.4 sq. metres (1747.7 sq. feet)

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



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority
Cotswold District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.