



4 WHITLEY WAY  
MORETON-IN-MARSH, GLOUCESTERSHIRE

Stow-on-the-Wold 4 miles, Chipping Campden  
8 miles, Stratford-upon-Avon 16 miles Daylesford  
Organic 7 miles, Soho Farmhouse 16 miles (all  
distances and times are approximate).

## A semi-detached house situated in the popular market town of Moreton-in-Marsh

**Ground Floor:** Entrance Hall • Sitting Room  
Kitchen/Breakfast Room Utility Area • Cloakroom

**First Floor:** Main Bedroom with adjoining Shower Room  
Double Bedroom • Single Bedroom • Bathroom

**Outside:** Lawned Garden • Garage • Private Parking

**Butler**   
**Sherborn**

### Stow-on-the-Wold Office

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## DESCRIPTION

4 Whitley Way is a beautifully presented, semi-detached modern house, providing ideal accommodation for a couple or a small family. The property has three double bedrooms, one with an adjoining bathroom and a separate family bathroom. Fully fitted kitchen, a spacious through living room with french doors opening onto an enclosed south facing garden to the rear. Two terraced areas ideal for outdoor entertaining. Private parking to the side of the property and a single garage.

4 Whitley Way is situated on a popular development, within easy walking distance to all local amenities. Stratford-upon-Avon and Cheltenham provide more extensive shopping, recreational and entertainment facilities. Moreton-in-Marsh also benefits from having a mainline train service to London Paddington (90 minutes).

## SITUATION

In the town there are comprehensive facilities including a doctor's surgery, hospital, bank, dentist and a range of shops and supermarkets. There are ample places to eat, including many take away restaurants and pubs. "Moreton Market" is held on the High Street every Tuesday, where you can pick up fresh produce, clothes and more. Communication links are excellent with a mainline station offering train services reaching Oxford (35 minutes) and Paddington (94 minutes). Daylesford Organic Farm and Cafe and Soho Farmhouse are both only a short drive away. Festival goers and fans of racing will delight in Cornbury and Wilderness Festivals, and Cheltenham, Warwick and Stratford racecourses and Paxford point-to-point being nearby. This part of the North Cotswolds is rich with social, cultural and sporting fixtures throughout the year. Further shopping and local amenities can be found in the nearby historic market towns of Shipston on Stour, Chipping Norton and Stow on the Wold. Shakespeare's Stratford upon Avon, Woodstock's Blenheim Palace, Warwick, and Oxford are all within 40 minutes' drive. The area is served by a number of good schools including

Kitebrook, Sibford School, Kingham and Bloxham as well as the out-standing Shipston on Stour Primary, Chipping Campden and the award-winning Cotswold School. Some schools work well with the local bus network.

## TENURE

Freehold

## SERVICES

Mains water, drainage and electricity. Oil fired central heating. Connection to BT Broadband at the house. Gigaclear is in the village.

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are included in the sale of this property. Some may be available by separate negotiation if required.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX. Tel: 01285 623000 [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

**COUNCIL TAX:** Band D



## VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## DIRECTIONS (Postcode GL56 0GR)

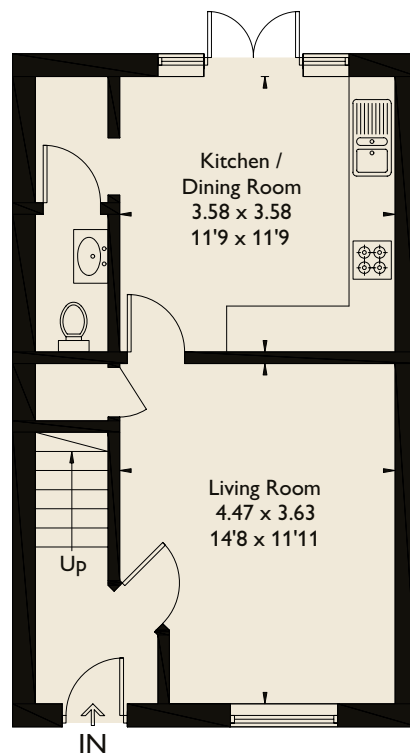
Leave Stow on the A429 towards Moreton-in-Marsh, from the centre of Moreton-in-Marsh travel on the A44 towards Oxford. Continue over the bridge and after approx. 1 mile, turn left into Moreton Park. Follow the road round to the left onto Summers Way and then take the 4th turning on the right into Whitley Way, where the property will then be found on the righthand side

what3words: cavalier.beaks.personal

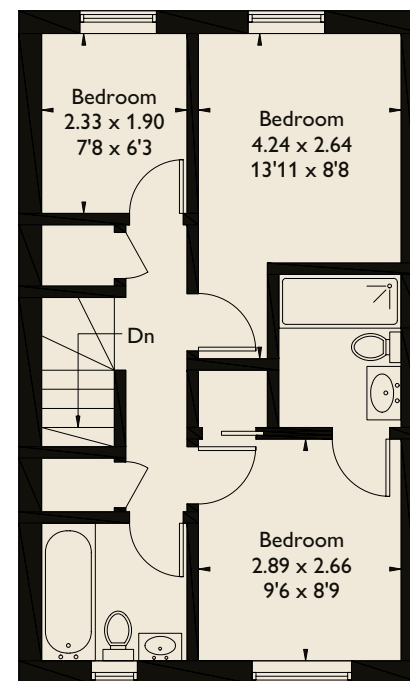
**Butler  
Sherborn**

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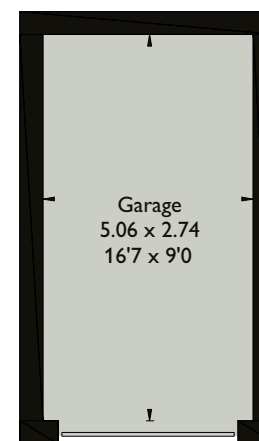
Approximate Gross Internal Area = 78.0 sq m / 858 sq ft  
Garage = 14.0 sq m / 151 sq ft  
Total = 94.0 sq m / 1009 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only. Not to scale  
Ref: 219773

**Disclaimer** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken in 2018 when tenanted, the property will be empty. Particulars written: June 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

