



## Todenham, GL56

A three bedroom, detached cottage, with an extra strip of land.

ESTATE & AGENT

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## Homestallend House, Todenham, Moreton-in-Marsh, GL56

### Offers Invited £650,000 Freehold

\*\*\*Interest invited by the executor from Cash Buyers\*\*\* Set in the picturesque Cotswold village of Todenham and offered with vacant possession and no onward chain is this detached cottage enjoying spectacular views over open farmland and stunning Cotswold scenery. An additional strip of land is also included in the sale.

The property is to be sold by the executor of the estate of the previous owner/occupier and requires a comprehensive programme of refurbishment and restoration both internally, externally and structurally. An exciting project for the next owner!

The accommodation briefly comprises: entrance hall with stairs to first floor, bathroom/wc, double bedroom, dining room, opening onto a lounge with stone fireplace and log burning stove with French doors leading onto a patio enjoying uninterrupted countryside views, finally there is a kitchen with fitted wall and base units with a door leading to the side of the property and onto an attached double garage with loft storage area above. To the first floor there is a landing area, two double bedrooms, one of which enjoys breath-taking views and a bathroom/wc. A 3D virtual tour of the internal accommodation available.

Externally there is a double driveway located in front of the garage and externally is a substantial south facing garden wrapping around the house. In addition to the garden there is an extra piece of land on a separate title also being included in the sale of this property.

Todenham is an attractive rural village located in beautiful Cotswold countryside approximately three miles northeast of Moreton-in-Marsh and comprises of a 14th century church and village hall. A variety of shops and amenities including a supermarket are located in Moreton-in-Marsh as well as other places of interest such as Chipping Norton, Cirencester, Stratford upon Avon, Cheltenham and Oxford.

There are a variety of good schools within driving distance comprising of Chipping Campden, Kitebrook, Cheltenham College, Cheltenham Ladies, Tudor Hall, Bloxham, Kingham Hill School and Stratford Girls Grammar. There are a variety of golf clubs within reach such as Broadway Golf Club, The Wychwood, the Tadmorton and Nauton Downs Golf Club. The property is located with easy access to the A429 and also the M40. Train services run from Moreton-in-Marsh to London Paddington in approximately 90 minutes.

\*\*\*Please note\*\*\* The house and garden are subject to first registration with the Land Registry. This is a probate sale, probate has been granted and is offered by the executor with limited title guarantee and limited information regarding the property.

Viewing comes highly recommended with offers invited from Cash Buyers. A survey of the property is recommended. Council tax band: F, Cotswold Council.





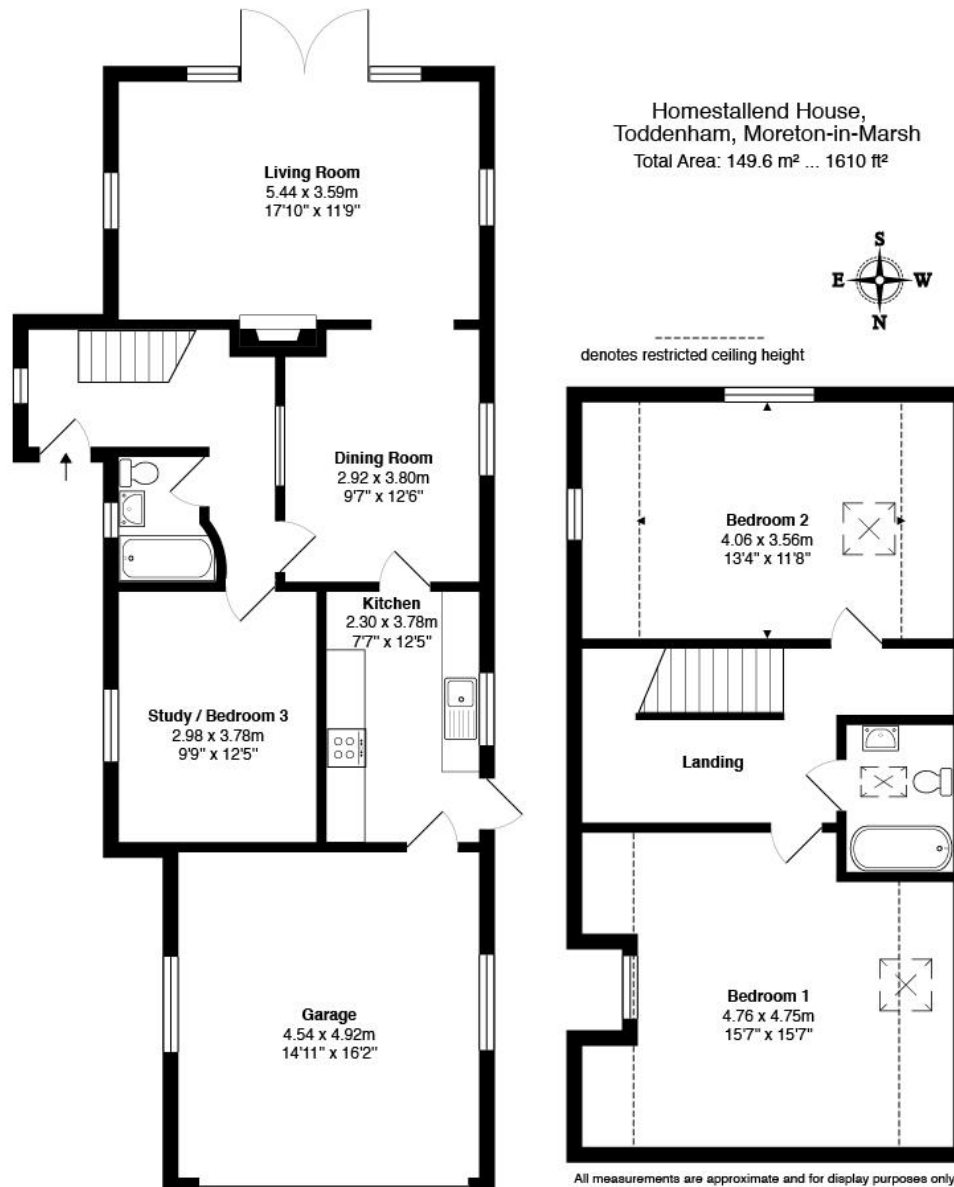
- Vacant possession/no upper chain
- Stunning views
- Substantial south facing garden
- Double garage with driveway
- Additional piece of land
- Picturesque rural Cotswold location
- Close to Moreton-in-Marsh
- 3D virtual tour available
- Requiring refurbishment

Directions to Homestallend House from Moreton-in-Marsh:

Leaving Moreton-in-Marsh heading north, take the A429 northbound, take a right turn following signs for Todenham just after Fosse Way Business Park. Follow the road to Todenham, in the village you will find the church on your left hand side as well as the Farriers Arms, then take your second right just after the Farriers Arms bringing you down a lane to Homestallend House on the right hand side.

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Viewing strictly by  
appointment via  
Estate and Agent

#### CONTACT

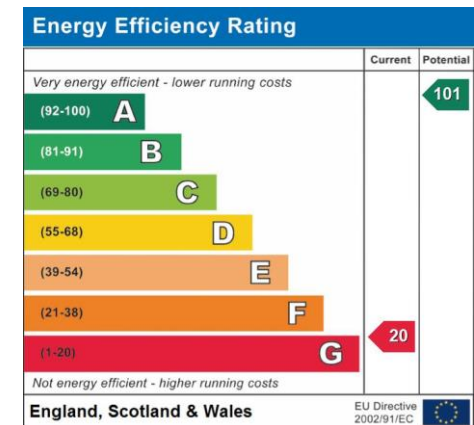
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