



## **11 University Farm, Moreton-in-Marsh, Gloucestershire GL56 0DN**

A spacious, three bedroom terraced cottage within walking distance of the town and set in landscaped gardens which include an indoor swimming pavilion.

Entrance Hall

Downstairs  
Cloakroom

Sitting Room

Dining Room

Kitchen

Conservatory

Three  
Bedrooms

Ensuite

Bathroom

Garage

999 year Lease  
(from 1984)

No Ground Rent

55+ Age Covenant.

## The Property

11 University Farm is a beautiful mid terrace property benefitting from a conservatory and garage and maintained communal gardens, exclusive complex for the over 55's.

The ground floor comprises of a spacious entrance hall with a door leading into the cloakroom and the sitting room. The very light and airy sitting room has an electric feature fireplace and double doors which lead into the separate dining room and through to the conservatory. The kitchen has fitted Schott hob, Neff Oven and a cooker hood. It also has a freestanding dishwasher. Included in the sale price is the dishwasher, washing machine which is located in the cloakroom all new carpets, flooring, curtains and blinds.

Upstairs there are three bedrooms and an ensuite to the master. Bedroom 1 & 2 have built-in wardrobes. There is also a family bathroom.

The property has a Fischer hot water system and Fischer radiators. double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

**Guide Price: £437,500 (Leasehold)**

## Directions to University Farm

From the High Street in the centre of Moreton-in-Marsh proceed south down the A429 ( Fosse Way) and pass Oxford Street (A44) to your left and Bourton Road ( A44) to your right. Pass Church Street on your left and in a short distance take Parker's Lane on your right.

The main entrance to University Farm will be found in about 150 yards on your right.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

For viewings please call the Estate Manager on 01608 652194 / 07384 113157 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



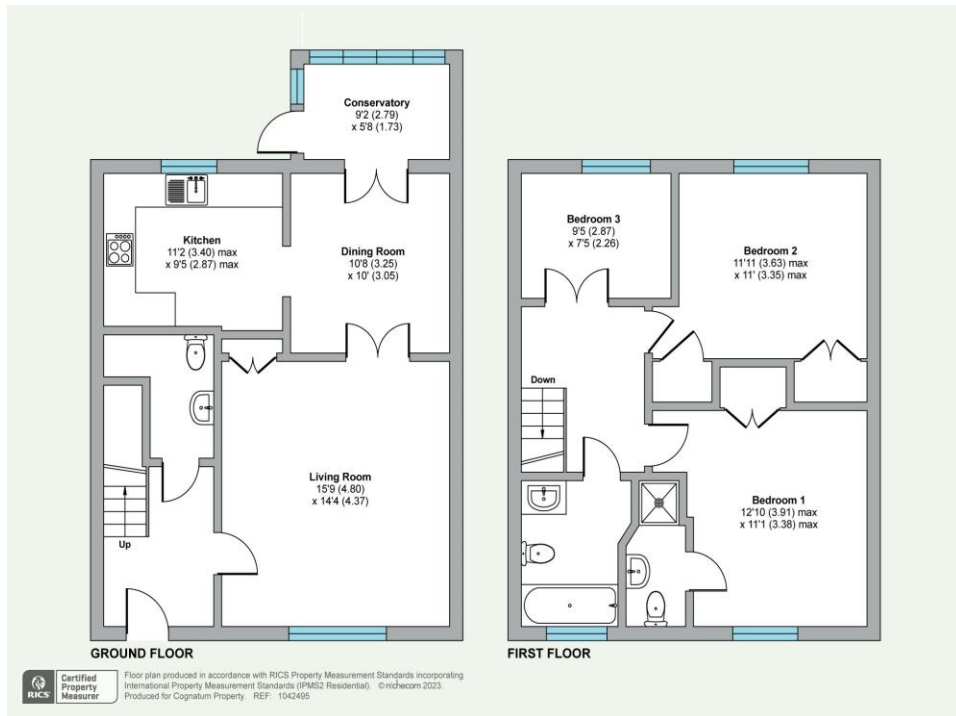
Bedroom 1



Bedroom 2



Bathroom



Rear Garden

**Approximate Gross Internals: 114.2m<sup>2</sup> / 1230 ft<sup>2</sup> Service Charge: £5916pa**

**Energy Performance Rating: E**

**Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

# University Farm

University House contains a number of apartments, all accessible by lift and with video entry. An archway and brick-paved road then lead on through to the two and three-bedroom cottages and swimming pavilion, all built in brick and local stone around an attractive garden square. The original estate has now expanded twice, with more cottages built around the town duck pond off Parkers Lane.

Moreton-in-Marsh's broad high street is lined with buildings in the local, honey-coloured Cotswold stone, although these become almost obscured from view on market days when over 100 stalls set up and sell their wares. The town boasts a wide selection of shops, including butchers, bakers and grocers, as well as a number of antique shops, art galleries, pubs, restaurants and hotels. It is one of the most accessible Cotswold towns, lying on major north-south and east-west routes, and in addition to the wonderful cities of Oxford, Worcester and Royal Leamington Spa all being within 30 miles there are also excellent train services to the Midlands and London. The highly-rated gardens of Batsford Arboretum are right on the doorstep of the estate, the intriguing Jacobean country house situated at Chastleton is only slightly further afield and nearby Longborough is home to one of the UK's finest country opera houses.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance



RESIDENT  
ESTATE  
MANAGER



39 PROPERTIES  
BUILT 1994-2003



GARDENER



SWIMMING  
POOL



University Farm



Moreton in Marsh



Chastleton House



Batsford Arboretum

Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170

E: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)

[www.cognatum.co.uk](http://www.cognatum.co.uk)

Cognatum  
PROPERTY

RETIRE IN STYLE

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

