

established 200 years

Tayler & Fletcher



Fox Hill, Donnington, Moreton-in-Marsh, GL56 0YB
Guide Price £750,000





Fox Hill

Donnington, Moreton-in-Marsh, GL56 0YB

A rare opportunity to buy a three bedroom detached house in a large plot and requiring complete modernisation. Set in an edge of village position, backing on to fields. Dwelling subject to an Agricultural Occupancy Condition.

Viewing and Agricultural Occupancy Condition

Strictly by prior appointment via the Stow office of Tayler and Fletcher 01451 830 383.

Please note: Fox Hill was granted planning permission in 1973 for a farm manager's house and garage on land at Manor Farm, Donnington Reference CD.5038/A.

Condition (e) limits occupation to persons employed or last employed in agriculture as follows:

"The occupation of the dwelling shall be limited to persons employed or last employed solely or mainly and locally in agriculture as defined by Section 290 (1) of the Town and Country Planning Act 1971 or in forestry and the dependants (which shall be taken to include a widow or widower) of such persons."

Before a viewing is arranged we have been asked to obtain confirmation from a prospective buyer that they understand the Planning Condition/ Restriction and to explain why they consider that they would comply. This is designed to avoid disappointment in the event that you do not comply and therefore avoid unnecessary wasted time and expense for all concerned.

Directions

Head north on the A429 from Stow-on-the-Wold for

approximately 1.7 miles before turning left signed to Donnington. Proceed for a short distance and the property will be seen on the right hand side through a wooden five-bar gate.

What3Words

///modest.mango.shelters

Location

Fox Hill is situated on the edge of the popular and unspoilt village of Donnington adjoining countryside. There are local facilities in the nearby towns of Stow-on-the-Wold (2 miles) which has a varied selection of shops, business and educational facilities and Moreton-in-Marsh (3.5 miles) which has a similar range of facilities together with a main line train station with a regular service to London Paddington via Oxford and Reading. Moreton-in-Marsh also has the benefit of a hospital and a garden centre.

Bourton-on-the-Water is 5.5 miles to the south and has a similar range of facilities, including the well respected Cotswold Secondary School and a public sports centre.

Cheltenham, 20 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities, with most of the nationally known High Street retailers represented. It also has a wide number of hostelryes, as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.



Description

Fox Hill is a substantial detached house constructed of reconstituted Cotswold stone under a pitched tiled roof. It has the benefit of a large garden with lovely views and a driveway leading to the single garage. The ground floor comprises an entrance lobby, porch, cloakroom, dining room, kitchen, and sitting room. On the first floor there are three bedrooms and a bathroom. There is a boiler and oil tank in a room adjacent to the garage.

Accommodation

Front Porch

Leading to front door and then Entrance lobby.

Sitting Room

Fireplace with a raised hearth, set within a reconstituted Cotswold stone surround. Two sets of windows overlooking the front and rear gardens.

Kitchen

Single bowl sink unit with drainers either side and cupboards and drawers below. Leaded light casement windows overlooking the rear garden.

Dining Room

Windows overlooking the gardens.

Utility, Cloakroom and Rear Porch

First Floor

Bedroom One

Double Bedroom. 20'2" x 12'5"

Bedroom Two

Double Bedroom. 11'6" x 9'5"

Bedroom Three

Double Bedroom. 13'0" x 8'1"

Bathroom

Low-level w.c, wash hand basin, bath and airing cupboard.

Outside

Fox Hill is approached via a drive providing parking and leading to an attached single garage 20'3" x 10'4" with an up and over door. There are two store rooms, one accessed from the garage and the other from the front of the house.

The gardens are a specific feature of the property and extend to just over three quarters of an acre. They are mainly laid to lawn and surrounded by mature evergreen trees.

Services

Mains Electricity, Water, and Drainage are connected. Oil fired central heating. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Overage Clause

An uplift clause will apply in the event that planning permission is granted for the erection of 1 or more additional dwellings within the curtilage of the property in the future.

Local Authority

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

Tenure

Freehold.

Council Tax

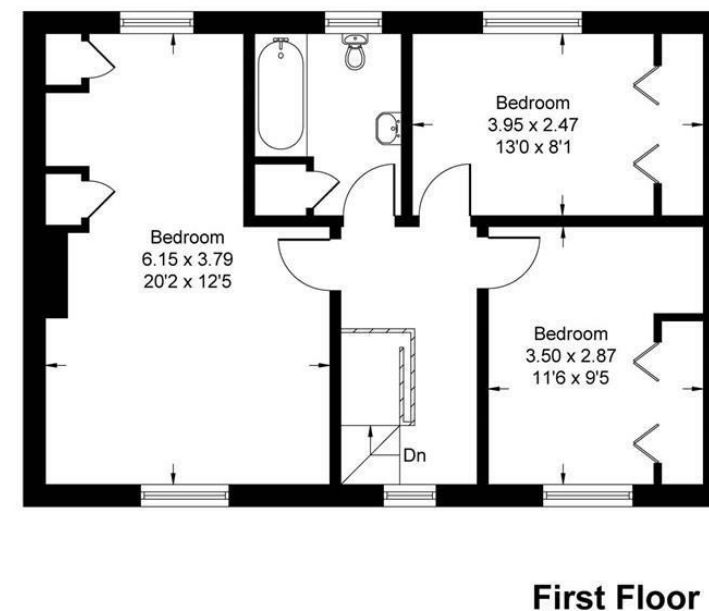
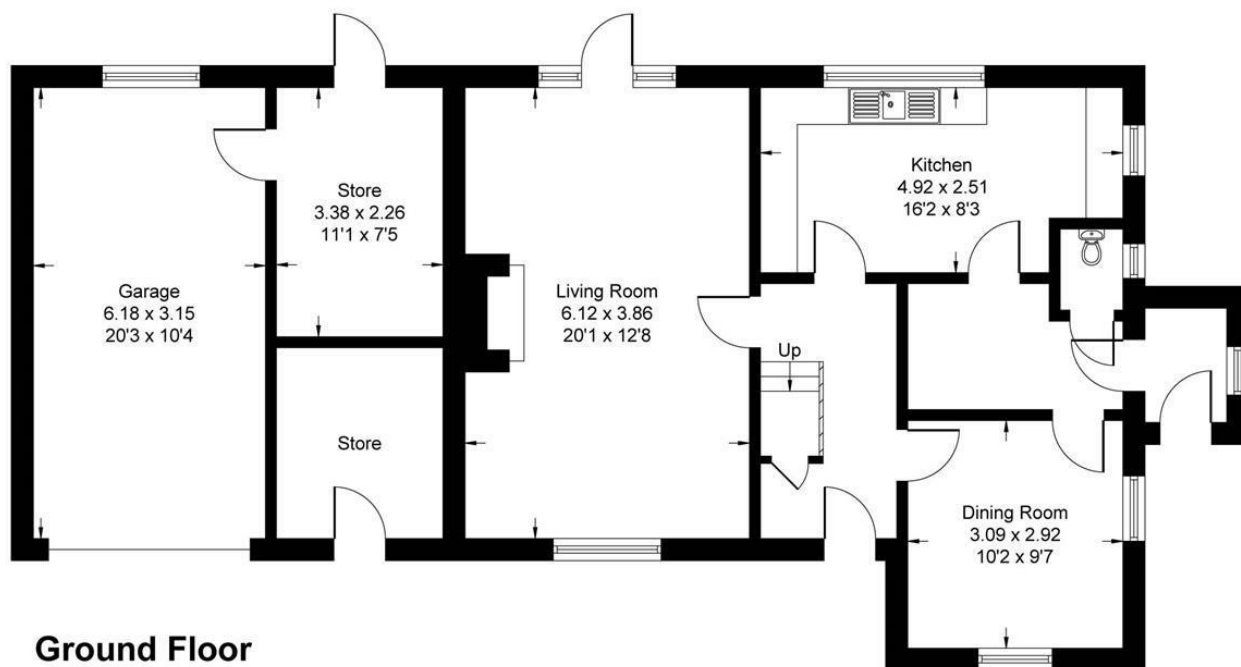
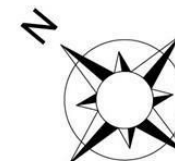
Council Tax band E, Rates Payable for 2025/6 - £2,662.76



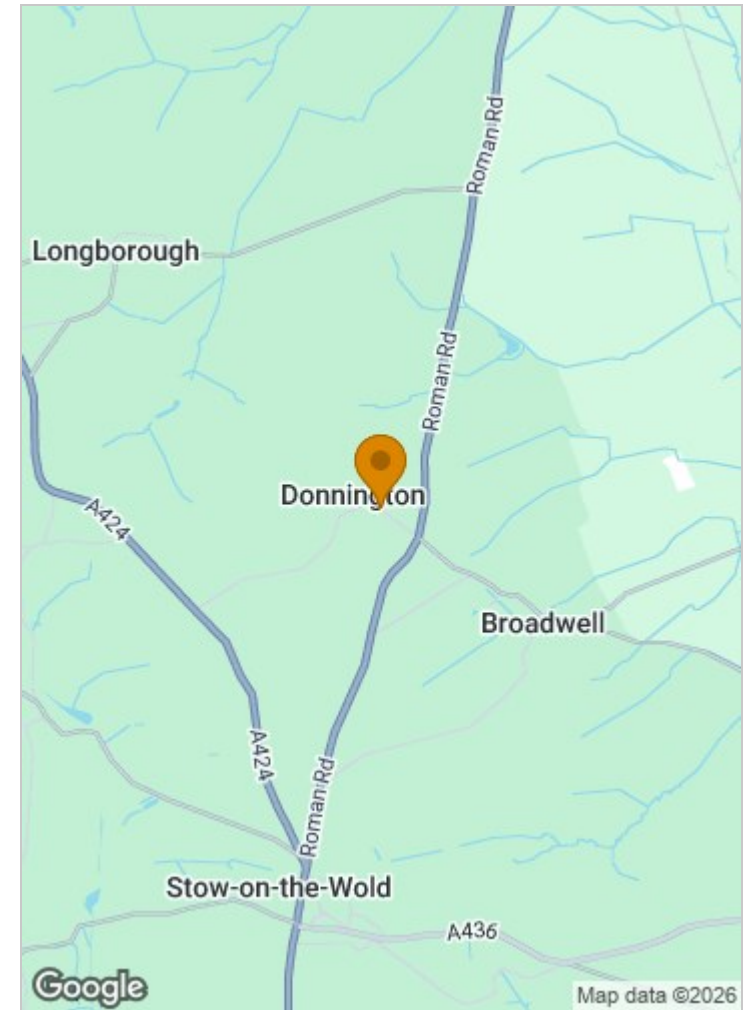
Approximate Gross Internal Area = 115.84 sq m / 1247 sq ft

Garage & Store = 34.03 sq m / 366 sq ft

Total = 149.87 sq m / 1613 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

71

38