



HEATH FARM, MORETON-IN-MARSH



BEAUTIFULLY PRESENTED PERIOD BARN CONVERSION WITH ANNEXE

Moreton-in-Marsh 3.5 miles (trains to London Paddington 85 minutes), Shipston-on-Stour 3 miles, Stow-on-the-Wold 8 miles, Chipping Campden 5 miles, Banbury 16 miles, Oxford 27 miles, Cheltenham 23 miles. Distances and times are approximate.

			EPC
5-6	5-7	4-5	E

Local Authority: Stratford-upon-Avon District Council
Council Tax band: G
Tenure: Freehold



LOCATION

The popular market town of Moreton-in-Marsh provides a range of facilities including two large supermarkets, hospital, doctors surgery, shops, restaurants, pubs and weekly market. Also located approximately two miles away is the pretty village of Paxford which benefits from a popular village pub, The Churchill Arms. A wider range of shopping and leisure facilities can be found at Stratford-upon-Avon and Cheltenham. There are many excellent schools in the area including St David's Primary School, Moreton, Kitebrook, Cheltenham Ladies, Cheltenham College and Kingham Hill. The property sits within the catchment area of the Ofsted Outstanding Chipping Campden Secondary School. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Broadway, Naunton Downs and Brailes, and rugby at Worcester and Gloucester.







THE PROPERTY

Heath Farm is a truly stunning Grade II listed 19th-century barn, extensively renovated to an exceptional standard and immaculately presented throughout. Arranged around an attractive courtyard and set within approximately three acres of beautifully landscaped gardens and paddock, the property seamlessly combines historic character with high-quality modern living. The principal barn extends to around 4,460 sq ft of remarkably versatile living space. At its heart lies an impressive kitchen/dining room, perfectly suited to both everyday family life and entertaining on a larger scale. This is complemented by four further reception rooms, providing flexibility for formal and informal living, work, or leisure spaces. Practical features include a cloakroom, utility room and a ground-floor bathroom. Upstairs, four well-proportioned bedrooms offer excellent family accommodation, including two en suite bedrooms, alongside a stylish family bathroom and a dedicated dressing room.

An additional space on the ground floor is currently used as a gym with a striking spiral staircase rising to an additional bedroom suite above, creating a fully independent area, ideal for guests, extended family, multi-generational living or those working from home.



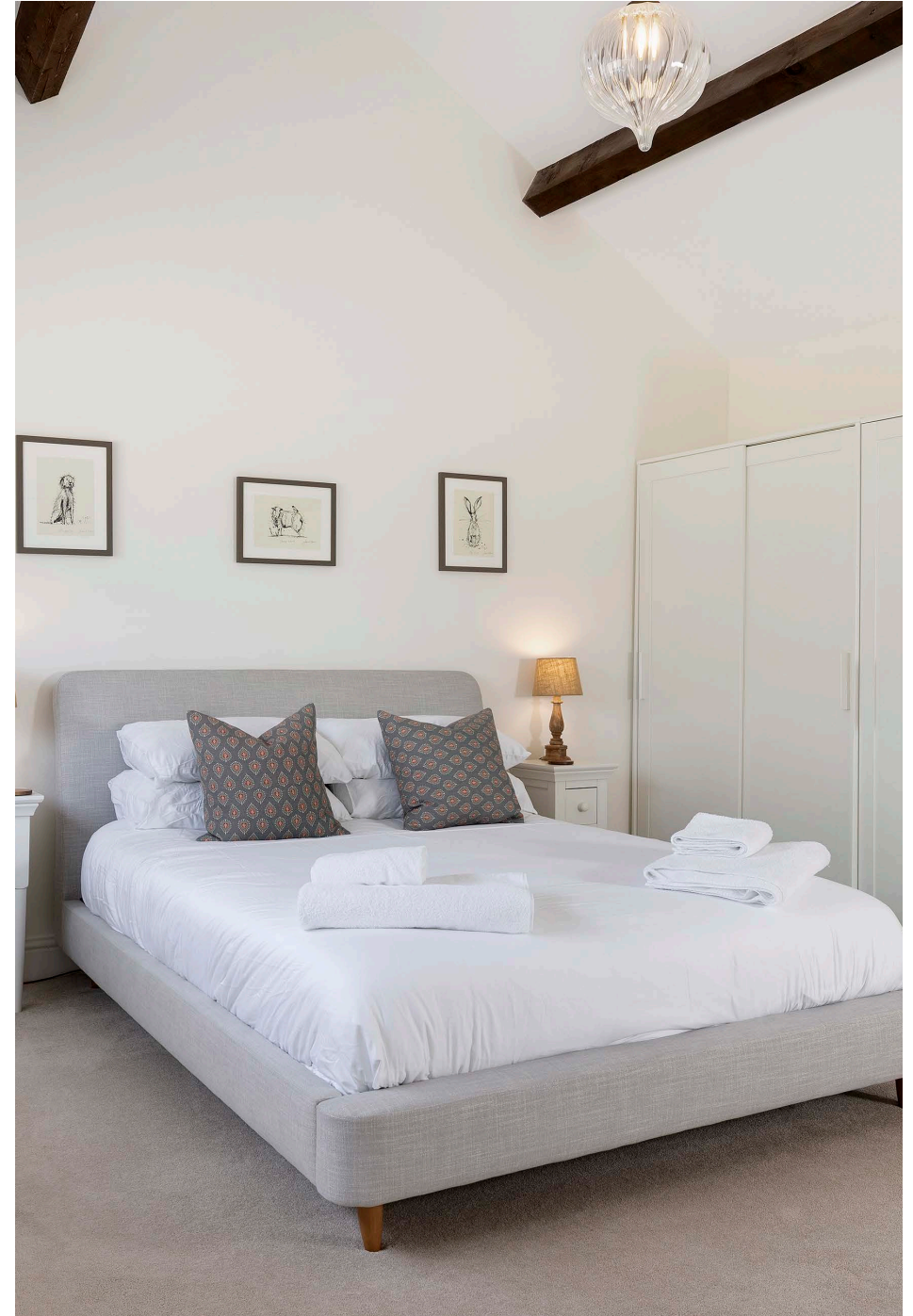




GARDENS, GROUNDS AND THE ANNEXE

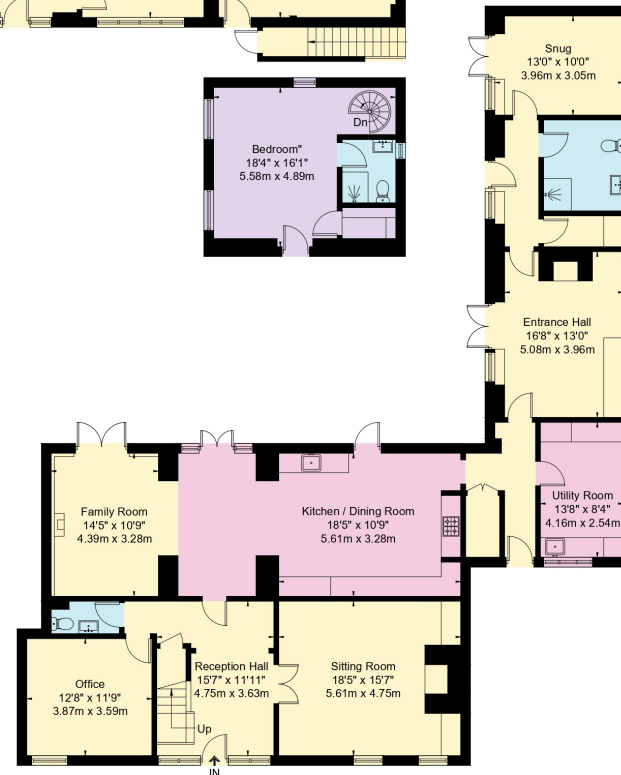
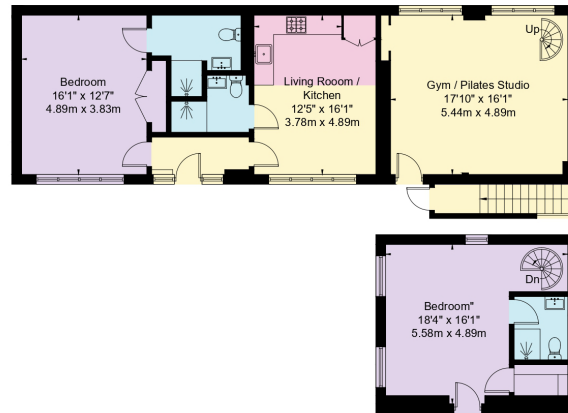
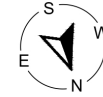
The beautifully landscaped grounds are well-stocked with herbaceous borders, providing seasonal colour and interest, complemented by mature trees that add privacy and structure. A series of terraces provide ideal settings for al fresco dining, while a charming pergola creates a sheltered seating area. Beyond the formal gardens, adjoining paddocks enhance the property's versatility, suitable for equestrian use, smallholding or simply as open green space.

The property further benefits from a beautifully renovated annexe (pictured) providing ancillary accommodation to the principal dwelling. Comprising a bedroom suite, sitting area, kitchenette and shower rooms, it offers flexible space for family members, guests, home working or hobby use.

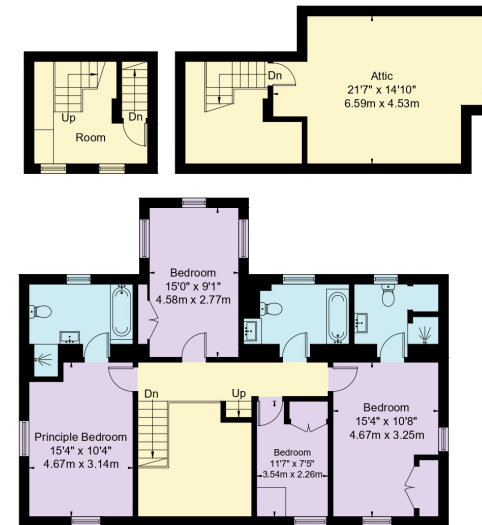




Approximate Floor Area = 414.4 sq m / 4460 sq ft



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #109627

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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