



Pritchard &
Company



Almin

RESEDALE PLACE, MORETON IN MARSH, GLOUCESTERSHIRE



Almin

A detached single storey bungalow in well kept condition occupying a generous plot with scope to enlarge

Stow on the Wold 5 miles, Chipping Campden 8 miles, Chipping Norton 8 miles, Stratford upon Avon 17 miles, Cheltenham 23 miles, Oxford 29 miles (all distances and times are approximate)

KEY ATTRIBUTES



Walking distance to Moreton in Marsh Station - from 92 minutes to London Paddington



M5 (Junctions 10, 11 and 11A); M40 (Junctions 8, 9, 10 and 11)



Naunton Downs, Lyneham, Broadway, Burford, Chipping Norton and Cheltenham



National Hunt racing at Cheltenham, Stratford upon Avon, Warwick and Worcester; hunting locally with Heythrop and North Cotswold Hunts



St David's C of E Primary School, Longborough C of E Primary School, Chipping Campden School, Kitebrook School, Cotswold School and Kingham Hill School



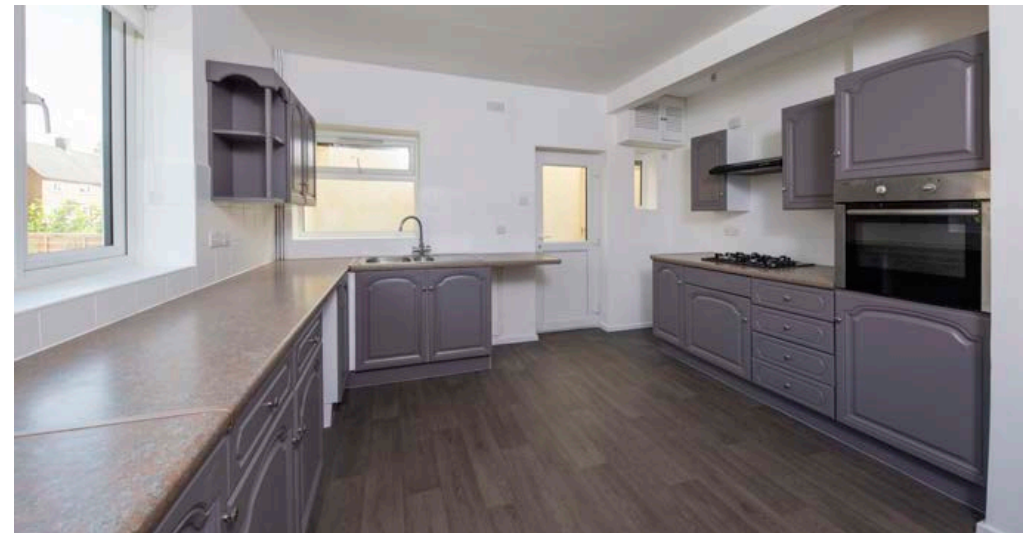
Royal Shakespeare Company's theatres, Stratford upon Avon, Everyman Theatre, Cheltenham and Chipping Norton Theatre



Hidecote Manor, Kiftsgate Court Gardens, Sezincote, Batsford Arboretum, Bourton House Gardens, Chastleton House, Snowhill Manor, Sezincote and Blenheim Palace



Daylesford Organic Farm Shop & Bamford Wellness Spa, The Lygon Arms Spa, Dormy House Hotel & Spa, The Spa at Cotswold House, Soho Farmhouse and Heythrop Park



SITUATION

Almin is situated very close to the centre of Moreton in Marsh a thriving Cotswold market town situated on the Fosse Way (A429). Local shops and amenities can be found in Moreton in Marsh including doctor's surgery, library, churches, bank, a variety of specialist shops, supermarkets, antique emporiums, tea rooms, delicatessen's, inns and restaurants. Chipping Norton and Stow on the Wold also provide additional local facilities. Further afield Banbury, Oxford and Cheltenham provide a more extensive selection of shops and services. The market on the High Street is held every Tuesday and is the largest street market in The Cotswolds. The surrounding countryside is particularly beautiful with traditional Cotswold villages, rural walks via an abundance of bridleways and footpaths. The broad High Street is lined with elegant 17th and 18th Century Cotswold stone buildings. In the centre is the Redesdale Hall dating from 1887 which is the town's main public hall and regularly holds antiques and craft fairs. There is a wealth of sporting and recreational facilities in the area and many excellent gastro pubs. The property is well situated for commuting via the Fosse Way and regular train services direct to London Paddington. As well as the railway station, Moreton in Marsh is well connected to Cheltenham and other towns and villages in the Cotswolds via bus services.

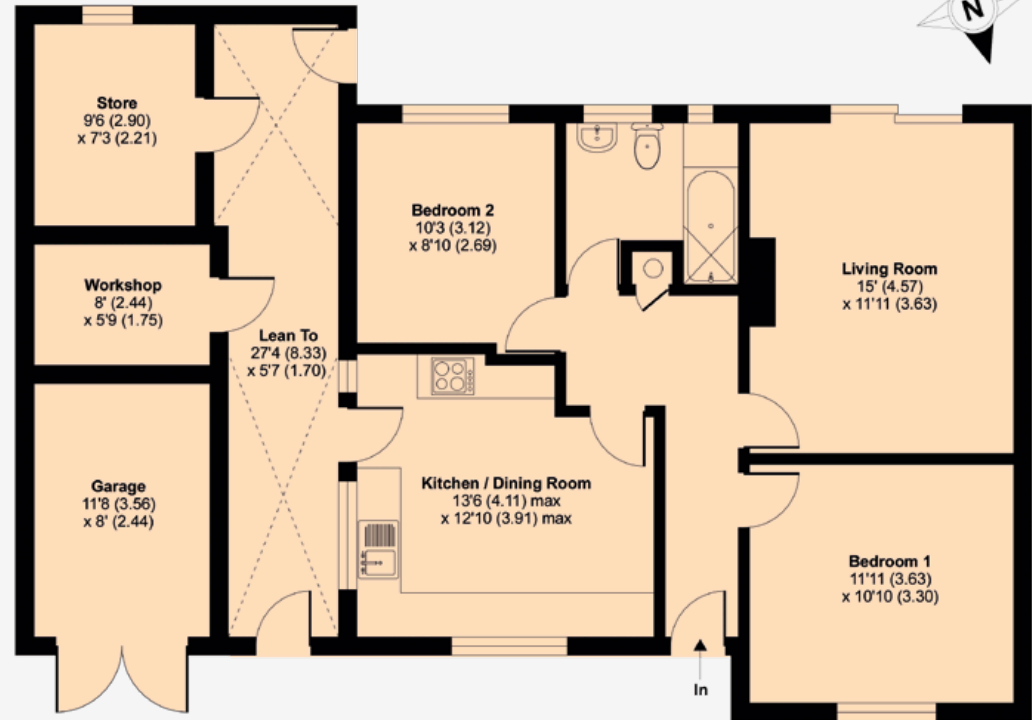
THE PROPERTY

Almin is traditionally built of brick beneath a concrete tiled roof and dates back to the 1950s. Attached to the east of the property is substantial range of domestic stores with access leading through to the rear garden. Potential exists to rebuild this section creating further accommodation together with the potential to add more bedrooms by going up into the roof space over the main living accommodation. In brief the accommodation is entered by a central hallway leading to a spacious sitting room which adjoins the rear garden with access through sliding patio doors. The kitchen at the front of the property is also well proportioned with a good range of wall and base units, fitted appliances and ample space for a dining table and chairs. There are two double bedrooms served by a family bathroom. The property is offered in well kept condition with the benefit of private parking, a small front garden, and a large rear garden.

ALMIN

Redesdale Place, Moreton in Marsh, Gloucestershire

Approximate Gross Internal Area
Main House = 732 sq ft / 68 sq m
Garage = 92 sq ft / 8.5 sq m
Outbuilding = 111 sq ft / 10.3 sq m
Total = 935 sq ft / 86.8 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Pritchard & Company Estate Agents Limited. REF: 1117122



IMPORTANT NOTICE

Pritchard & Company, their clients and any joint agents give notice that: They are not authorised by their clients to make any warranties or representations relating to any property described or as to the condition or planning status or dimensions of any property described or indeed as to planning law as it might affect any property described and the descriptions provided, whether by text, photographs, floor plans or in any other way relating to any property are intended to provide no more than a general impression of the property, every detail of which it is your responsibility to establish to your own satisfaction whether by your own inspection or by the instruction of appropriately qualified experts to inspect, carry out searches or other researches on your behalf. These particulars nor any part of them form part of any offer or proposed contract relating to any property described and no warranty is given by Pritchard & Company Estate Agents Limited or their clients as to the accuracy of any detail which may be included. Details and photographs prepared: May 2024.





GENERAL INFORMATION

Local Authority

Cotswold District Council. Telephone: 01285 623000. Council Tax Band: C

Method of Sale

The property is offered for sale by Private Treaty.

Services

Mains electricity, gas, water and drainage are connected. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Directions GL56 0EQ / what5words founding.caves.plod

On entering Moreton in Marsh from the north via the Fosse Way (A429) proceed over the painted roundabout and continue past the Manor House Hotel. After about three hundred yards turn right into Redesdale Place and then almost immediately right again. Continue for 400 yards where the property can be found on the left hand side after the bend identified by a Pritchard & Company sale board.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company. Given the potential hazards of the site we would ask you to be a vigilant as possible when making your inspection for your own safety.



Pritchard & Company

Alscot Arms
Alscot Estate
Atherstone Hill
Atherstone on Stour
Stratford upon Avon Warwickshire
CV37 8NF

Telephone: 01608 801030

Email: enquiries@pritchardandcompany.co.uk

Website: www.pritchardandcompany.co.uk