



# A well-presented semi-detached period cottage

Paddock Cottage, Barton-on-the-Heath, Moreton-in-Marsh, Gloucestershire, GL56 0PJ

Freehold





Sitting room • kitchen/dining room • utility room • three bedrooms • family bathroom • garden • shed • log store • parking

### Mileages

Moreton-in-Marsh 3 miles (trains to London Paddington from 90 minutes), Chipping Norton 7 miles, Stratford-upon-Avon 16 miles, Banbury 16 miles (trains to London Marylebone from 57 minutes), Cheltenham 23 miles, Oxford 27 (all distances and times are approximate).

### Situation and Communications

Close to the thriving market town of Moreton-in-Marsh with traditional Cotswold properties, hospital, bank, dentist, library, swimming pool and a wide range of specialist shops as well as shops providing for everyday needs.

Mainline station to London Paddington at Moreton-in-Marsh.

Within the Cotswold Area of Outstanding Natural Beauty.

Six miles from Kingham and Daylesford Organics and 14 miles to Soho Farmhouse at Great Tew.

North-south A429 providing access to larger centres.

Good access to the M40 (Junctions 8, 9, 10 and 11) providing easy access to London, Heathrow Airport and the Midlands.

Excellent range of private and state schools both locally and further afield. Kitebrook Preparatory School is just under two miles away.

An abundance of fine walks and bridleways and many fine houses and gardens to visit across the region.

Golf courses at Naunton Down, Chipping Norton, Burford and Broadway.

National Hunt Racing at Stratford-upon-Avon and Cheltenham.

### Paddock Cottage

Paddock Cottage is a beautifully presented semi-detached period accommodation comprising:-

A charming sitting room with a fireplace housing a wood burning stove and built in storage cupboards. A door leads to the covered terrace.

The modern country-style kitchen/dining room is fitted with a range of base units and a peninsula unit incorporating a breakfast bar. There is plenty of space for a table with chairs.

A useful utility room is accessed from the terrace.

There are three bedrooms, two with original cast iron fire surrounds, and a well appointed bathroom.

To the rear is an attractive garden with good sized lawn, well-planted raised beds, a covered terrace ideal for al fresco dining, shed and log store.

To one side of the cottage is a graveled parking area.

The property is likely to appeal to those buyers looking for a second home or an investment property or downsizing.







## General Information

### Agent's Note

Although the postal address is Gloucestershire, the property is in the county of Warwickshire.

### Local Authority

Stratford-on-Avon District  
Council: 01789 267575. Council  
Tax Band C.

### Services

Mains electricity, water and  
drainage are connected. Oil  
fired central heating.  
Telephone line subject to BT  
transfer regulations.

### Tenure

Freehold with vacant  
possession upon completion.

### Wayleaves, Easements and Rights of Way

The property is sold subject to  
the benefit of all rights  
including rights of way,  
whether public or private, light,  
support, drainage, water and  
electricity supplies and any  
other rights and obligations,  
easements and proposed  
wayleaves for masts, pylons,  
stays, cables, drains and water,  
gas and other pipes, whether  
referred to in the Conditions of  
Sale, or not.

## Directions GL56 OPJ

From Stow-on-the-Wold take  
the A436 towards Chipping  
Norton. After about 5.5 miles  
turn left onto the A44.  
Continue for about 2.5 miles.  
Turn right signposted Barton/  
Long Compton. Continue along  
this road and into Barton-on-  
the-Heath. Pass the village  
green on your right. The  
cottage will be found on your  
left after about 100m.

### Viewing

Strictly by prior accompanied  
appointment with Savills.

### Energy Performance Certificate

A copy of the full report can be  
viewed via Savills.

### Date of Information

Particulars prepared: October  
2019. Photographs taken:  
October 2019.

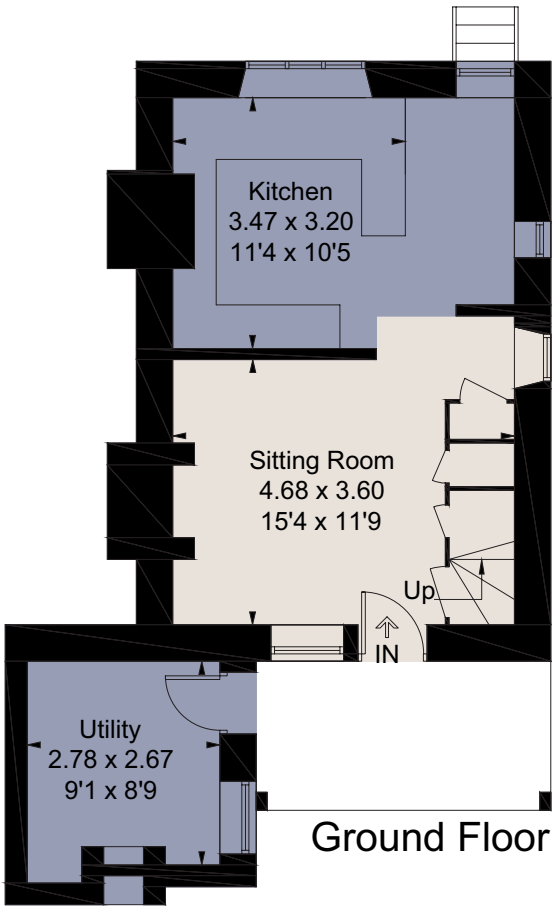
**Paddock Cottage, Barton-on-the-Heath, Moreton-in-Marsh, Gloucestershire, GL56 0PJ**  
**Approximate Floor Area** 80.8 sq m / 870 sq ft



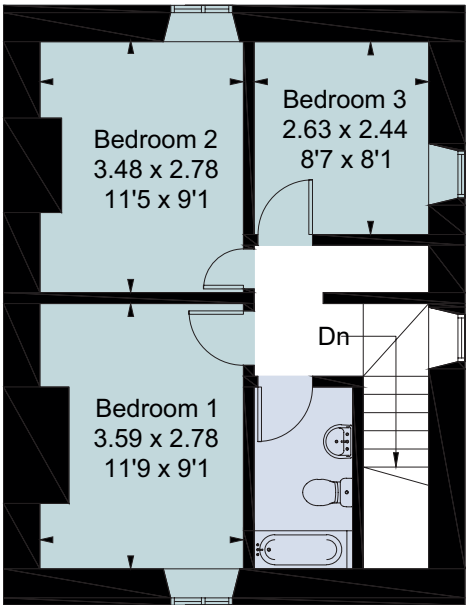
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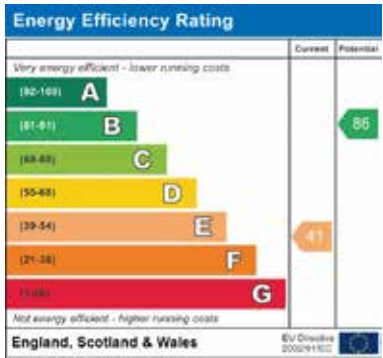
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Ground Floor



First Floor



For identification only. Not to scale. © 191030DH

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