



An immaculate property in a sought after village

5 Ridgeways, Evenlode, Moreton-in-Marsh, Gloucestershire, GL56 0NR

Freehold



Entrance hall • kitchen/sitting room • utility • snug/
bedroom • two further bedrooms • shower room
• bathroom • gardens

Distances

Moreton-in-Marsh 3.5 miles,
Stow-on-the-Wold 3.5 miles,
Kingham station 4 miles
(London Paddington from 85
minutes), Daylesford Farmshop
2.5 miles, Chipping Norton 8
miles, Oxford 29 miles,
Cirencester 30 miles,
Cheltenham 22 miles (all
distances and times are
approximate).

Situation and Communications

Evenlode is a quiet and unspoilt
village on the Oxfordshire/
Gloucestershire borders
positioned to the south of
Moreton-in-Marsh and east of
Stow-on-the-Wold which are
both about 3.5 miles away and
provide excellent local
amenities. Stratford-upon-
Avon, Oxford and Cheltenham
provide more extensive
shopping and cultural facilities.
The renowned Daylesford
Organic Farm Shop is 2.5 miles
away.

Communications are good
with fast trains from Moreton-
in-Marsh or Kingham to
London Paddington, Oxford
and Worcester. There are also
excellent road communications
via the A40 to London and the
Midlands.

The area is renowned for its
superb sporting activities
including racing at
Cheltenham, Stratford-upon-
Avon and Warwick and golf at
Naunton Downs, Lyneham and
Chipping Norton. There are
theatres at Stratford-upon-
Avon, Cheltenham and Oxford.

The area has many excellent
state and private schools
including Kitebrook, Tudor Hall
and Cothill.

The Cotswolds' year is
packed with events, ranging
from world famous
international festivals like
Cheltenham Literature Festival
and Cheltenham Gold Cup
Week to major musical events
such as the Wilderness Festival,
Cornbury Festival or the Big
Feastival, as well as a full
events calendar featuring
concerts, exhibitions, arts and
literature festivals and
theatrical productions.

5 Ridgeways

Situated in the popular
Cotswold village of Evenlode
this charming home offers
flexible accommodation set out
over two floors and includes an
open plan kitchen/sitting room
with a wood burning stove. The
kitchen is fitted with an
excellent range of units and
there is an adjoining utility.
Also on the ground floor are
two bedrooms one of which is
used by the current owners as
a snug and a good sized
shower room. On the first floor
is the spacious principal
bedroom and stylish bathroom.
There is plenty of built in
storage throughout the top
floor and in the bathroom.

The low maintenance
enclosed gardens wrap around
the house and are mainly laid
to lawn. To the rear is a south
facing terrace which is ideal for
al fresco dining.





The property is perfect for those buyers wishing to downsize or who require ground floor bedroom accommodation.

General Information

Local Authority

Cotswold District Council, t: 01285 623000.

Services

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

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by Cotswold District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

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 0NR

From Stow-on-the-Wold head north towards Moreton-in-Marsh on the A429. Take the first turn right signposted Broadwell as you leave Stow. Follow the road into Broadwell and through the ford and take the first left hand turning into Chapel Street. Continue out of Broadwell on this road and proceed to Evenlode. Upon reaching Evenlode turn right into Horn Lane. Continue along Horn Lane for about 145 metres and take the left turn into Green Lane. Proceed for a further 315 metres and the property will be found on the left hand side before reaching the village green. The property can be identified by the red telephone box situated close to the property.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: July 2021. Photographs taken: July 2021.

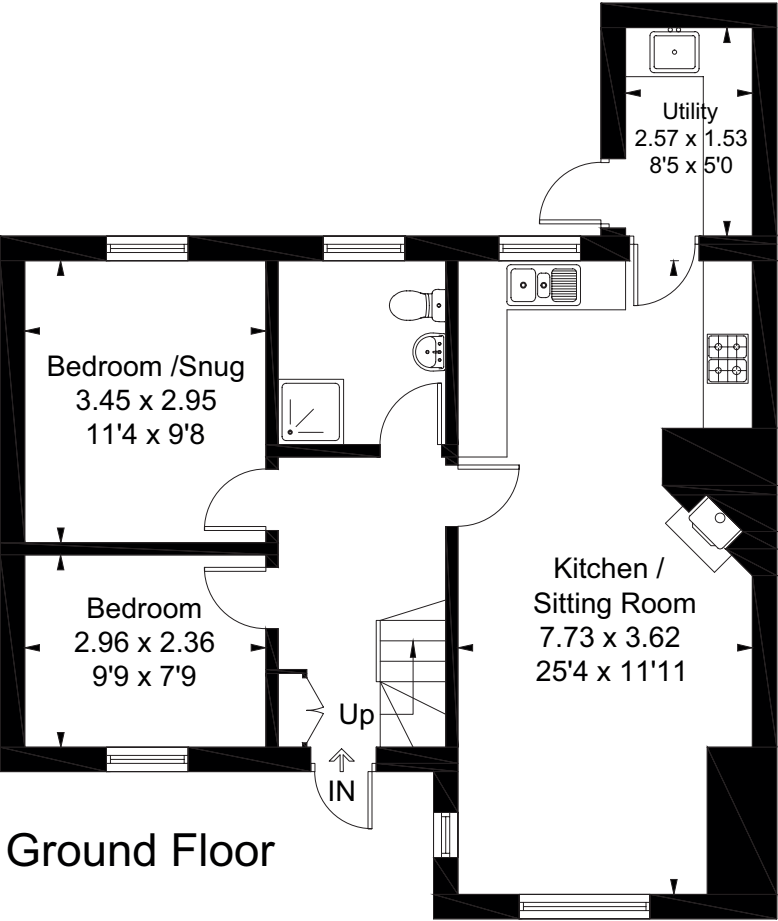
5 Ridgeways, Evenlode, Moreton-in-Marsh, Gloucestershire, GL56 0NR
Approximate Area 99.6 sq m / 1072 sq ft
Including Limited Use Area (12.1 sq m / 130 sq ft)



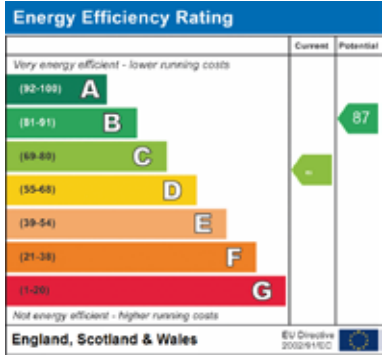
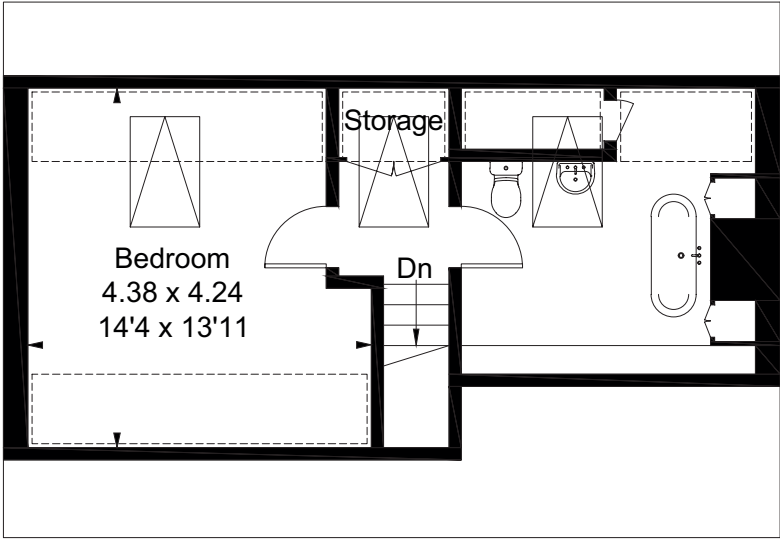
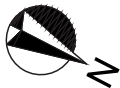
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[] = Reduced head height below 1.5m



For identification only. Not to scale. © 210729KM

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