



Haberdashers High Street, Moreton-In-Marsh, GL56 9ES

Asking price £995,000





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# Haberdashers High Street

Moreton-In-Marsh, GL56 9ES

- A beautiful bespoke Cotswold home
- Three double bedrooms, three bathrooms
- Energy efficient Daikin air-source heat pump
- Parking
- Traditional-style kitchen with integrated Neff appliances
- In excess of 1,700sqft

THREE DOUBLE BEDROOMS, TUCKED IN THE CORNER OF THIS HIGHLY SOUGHT AFTER DEVELOPMENT

Woodhayes Cottage is an exceptional newly built three-bedroom end-terrace home, forming part of the exclusive Haberdashers development in the heart of Blockley. Created by IMRE Property Developments in collaboration with the award-winning Tyack Architects, this boutique collection of just five homes has been thoughtfully designed to complement the character of the historic village while incorporating contemporary living.

The property offers a bright and spacious open-plan kitchen, dining and living area, together with a dedicated study space, utility room and guest cloakroom. Upstairs, there are three well-proportioned bedrooms, including two with elegant en suite bathrooms, in addition to a stylish family bathroom.

Externally, the home benefits from beautifully landscaped cottage-style gardens with paved terraces to two sides, estate-style railings, and two allocated parking spaces, one equipped with an EV charging point. Visitor parking is also available on site.

Finished to an exceptional standard throughout, both the interior and exterior spaces have been carefully crafted with attention to detail and quality.



#### Additional Information

Local Authority: Cotswold District Council, Telephone . Council Tax Band to be assessed.

Mains water, electricity and drainage are connected.

Tenure: Freehold.

Management company will be self run by the residents once the development is sold. Each owner will have one fifth of a share.

#### Location

Situated in the picturesque village of Blockley, within the North Cotswolds Area of Outstanding Natural Beauty, this exceptional home combines peaceful countryside living with excellent connectivity. The property is conveniently located just 3.5 miles from both Chipping Campden and Moreton-in-Marsh, where direct rail services to London Paddington take from approximately 90 minutes. Stratford-upon-Avon, Oxford and Birmingham Airport are all easily accessible.

Recently recognised by The Sunday Times as the best place to live in the South West, Blockley is renowned for its charm, character and strong sense of community. The village offers an excellent range of amenities including a post office, café, village shop, primary school, hotel, two public houses, multiple village halls, a park, and a well-supported sports and social club. The property is also within easy reach of Chipping Campden School, rated Outstanding by Ofsted.

The surrounding Cotswolds area offers an exceptional lifestyle, with nearby towns such as Cirencester, Cheltenham and Stratford-upon-Avon providing a wide selection of boutique shopping, restaurants, leisure facilities and cultural attractions. The surrounding countryside, designated as a Special Landscape Area, is ideal for walking, riding and outdoor pursuits.

The region also hosts an impressive calendar of events throughout the year, including the renowned Cheltenham Literature Festival, Cheltenham Gold Cup, Wilderness Festival and The Big Feastival, alongside a rich programme of arts, theatre and cultural festivals across the Cotswolds.

#### Specification

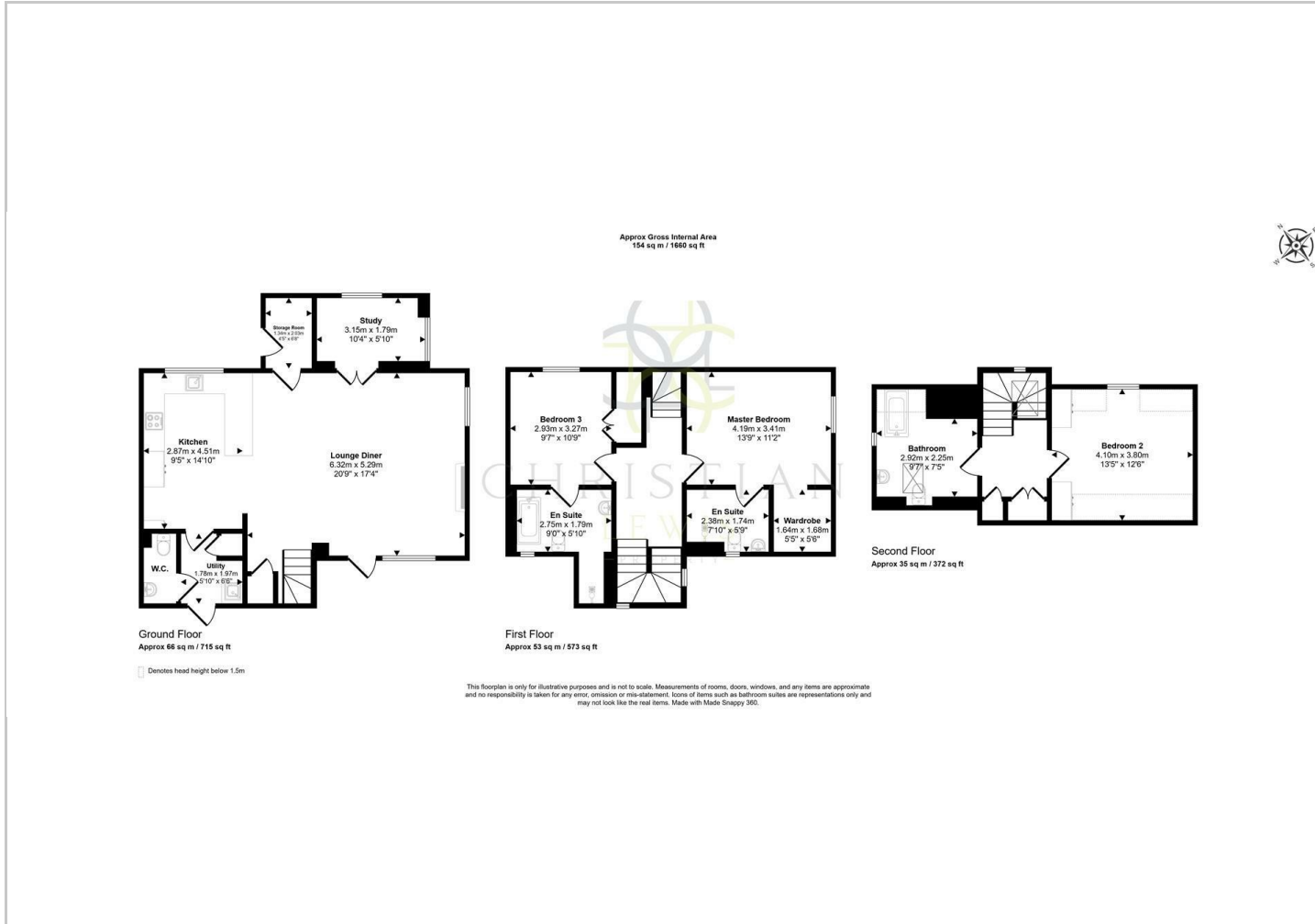
Woodhayes Cottage showcases an outstanding level of craftsmanship and attention to detail throughout, blending timeless Cotswold character with modern luxury living.



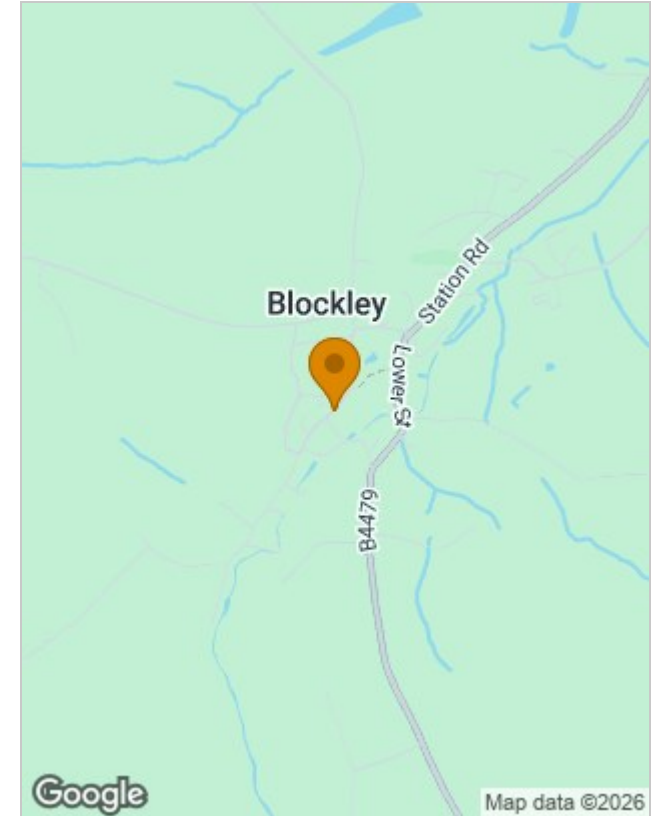




## Floor Plans



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our Evesham Office on 01386 442929 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.