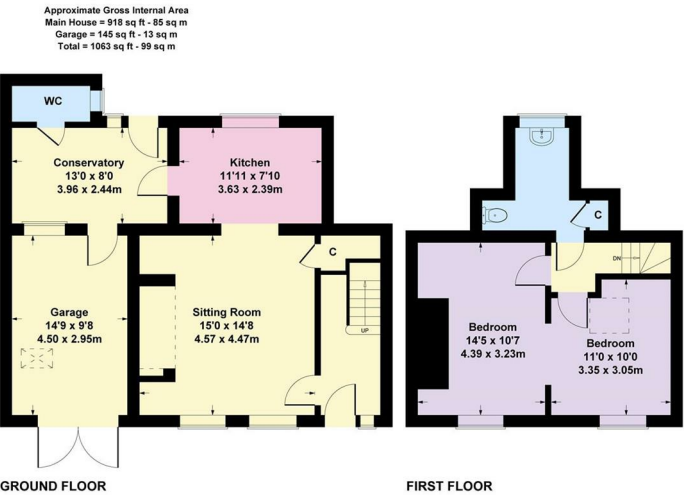




White Roses Cottage
Moreton in Marsh
Gloucestershire
GL56 0BN



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Description

VIEWINGS LAUNCH DAY Saturday 22nd June 10-11:30am. Viewings by prior appointment only, please contact the office on 01608 651000 to arrange a viewing. A unique opportunity to purchase a pretty Grade II Listed End of Terraced Cottage situated close to the centre of town. The cottage was formerly a two bedroom cottage comprising a ground floor sitting room, kitchen and conservatory with two bedrooms and a bathroom on the first floor. However the cottage was purchased in 2013 by the Dormer House School and is now used as part of their school with the ground floor being used as a Classroom and a Library on the first floor. An application has been made to convert the permitted use back to residential and subject to the necessary approval this offers real potential to convert this period property back into a lovely cottage with the

added benefit of a Garage to the side and a delightful rear garden. Internal inspection is highly recommended. No onward chain.

Directions

Proceed onto Hospital Road and White Rose Cottage will be found at the end on the right hand, identified by our For Sale board.

Locations

Moreton in Marsh has been a prosperous market town for many years - and the commercial tradition continues today, with weekly Tuesday markets and a thriving high street that provides residents with a wide range of amenities. The town enjoys excellent public transport links including a direct rail link to London Paddington (via Oxford), and amenities include two large supermarkets, two smaller food stores and a variety of



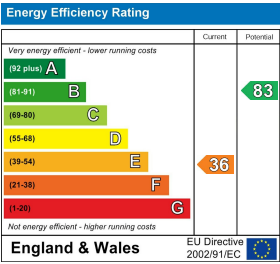
tearooms, cafes, shops, and pubs. Moreton in Marsh has a primary school in the town (St David's Church of England) and is within the catchment area for both Chipping Campden School and The Cotswold School in Bourton on the Water, both secondary schools.

Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.



Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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Moreton in Marsh

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