

HOLMANS

— ESTATE AGENTS —

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Park Road,
Blockley,
Moreton-in-Marsh,
Gloucestershire.
GL56 9BZ

360,000



- Open-plan living room and kitchen.
- Character features.
- 20 foot master bedroom with open views.
- End-terraced.
- Village location.



Ref: PRA12451

General Description

Positioned only a few hundred yards from the village green and the centre of one of the most popular villages in the North Cotswolds, this end-terraced three storey two double bed roomed village retreat has been used as a successful holiday let over many years and is now perfect for the same purpose, a supplementary home or for young couples looking for a country cottage.

The property has an open-plan living room and kitchen on the ground floor with a homely woodburning stove, stylish fitted kitchen and a stable door leading onto the pretty and well maintained rear garden.

Character is added by exposed stone walls, original stone fireplace, ceiling beams and two original elm staircases.

There is a stylish fully tiled modern bathroom on the first floor in addition to a double bedroom with built-in wardrobes and on the second floor there is an expansive 20 foot master bedroom with open views to both front and rear. The property is further warmed with gas fired central heating and sealed unit double glazing.

Adjacent to the village green in Blockley is the well-renowned local shop and cafe which is open for breakfast, lunch and as a fine dining restaurant several evenings a week.

The village has two public houses and is perfectly situated for walks in the surrounding countryside and Dovedale woods in an area of outstanding natural beauty, directly from the cottage itself.

Blockley is located midway between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh with rail links to Oxford and London Paddington.

Accommodation

Accommodation comprises:

Open plan Living Room/ Kitchen (18' 06" x 11' 10") or (5.64m x 3.61m)

Living area with solid oak floor, original Cotswold stone fireplace with elevated hearth and Villager cast iron woodburning stove, exposed pointed stone walls to two sides with display inset, small window seat with bespoke fitted shutters, single radiator and painted beams to the ceiling.

Kitchen area with terracotta ceramic tiled floors and fitted on three sides with oak parquet and granite style laminate worktops with inset stainless steel sink and swan-necked mixer tap. Split-level Neff gas hob with built-in electric Neff Circa Therm oven below, integrated dishwasher, four base cupboards, four wall mounted cupboards with cooker hood over hob. Space and shelf for fridge-freezer and microwave, stable-door leading onto rear garden and elm staircase returning to first floor with rope bannister.

First Floor Landing Area

With latch and brace solid oak doors, exposed beam, elm staircase returning to second floor, wall mounted light.

Front Bedroom 2 (12' 00" x 9' 04") or (3.66m x 2.84m)

With double radiator, outlook towards St George's Hall, double and single fitted wardrobes housing Valiant gas fired central heating boiler with hot water tank below.

Bathroom / WC

With three piece suite in white, contoured panel bath with curved shower screen and wall mounted shower spray, close coupled low flush WC and wash hand basin set into Parquet oak surround with double cupboard below. Large dressing mirror, ceramic tiled floor, fully tiled walls with dado tiling, chrome ladder-style heated towel rail and radiator.

Second Floor Master Bedroom (17' 01" x 11' 09") or (5.21m x 3.58m)

With exposed antique timber flooring, windows to both front and rear with the latter having views over gardens and treescape. Two double radiators, inset spotlights to the ceiling, two single built-in wardrobes, fitted bedhead with integrated lighting. Access to loft space and wall light point.

Outside

There is a communal pathway giving access to Park Road, rear access and refuse disposal for all of the adjacent properties in the row, outside water tap.

Rear Garden (45' 0" x 0' 0") or (13.72m x 0.00m)

With flagged pathway to one side, elevated seating area for breakfast and lunch, central lawned area flagged with a random Cotswold stone wall, mature bushes and gravelled area to the rear leading to a summer house and garden store taking full advantage of the last rays of the sun in the afternoon.

Services

EPC Rating:54

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

Directions

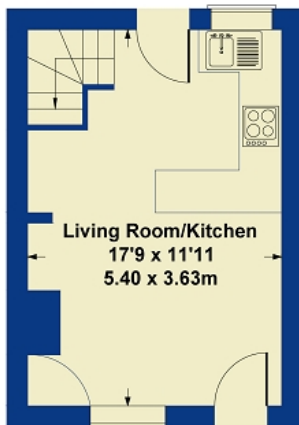
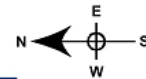
From our Moreton-in-Marsh office, turn left and at the second mini roundabout turn right along the A44 towards Broadway continuing through the village of Bourton-on-the-Hill, after which turn right signposted Blockley 1 1/2 miles. When entering the village continue to the bottom of the hill and at the crossroads adjacent to the village green, turn left and at the following T-junction turn right towards Chipping Campden and into Park Road. This property is located approximately 100 yards along on the right-hand side.



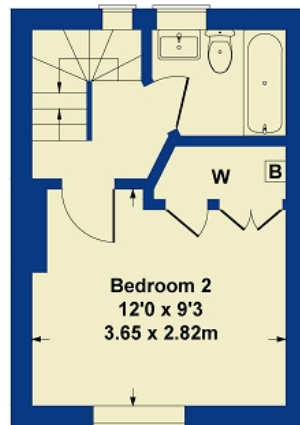


Clematis Cottage, 9 Park Road, Blockley, GL56 9BZ

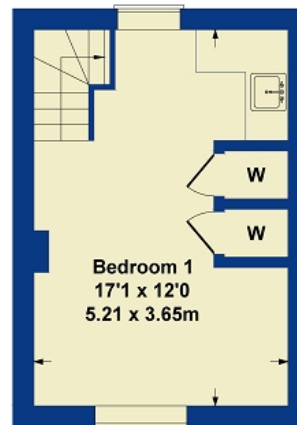
Approximate Gross Internal Area
639 sq ft - 59 sq m



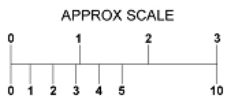
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Produced by Potterplans Ltd. 2023

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.