



HOLMANS
— ESTATE AGENTS —

8 Mop Hale, Blockley, Gloucestershire, GL56 9EQ

£1,250 Monthly

Property Description

Situated in an elevated position in a courtyard location enjoying excellent views over trees towards undulating countryside to the front, this stylishly appointed next to end terrace two bedroom contemporary style cottage has recently undergone a complete redecoration including new carpets throughout.

Features of the property include a stylish modern fitted kitchen with ample room for a breakfast table, a light and airy living room to the rear with a real fireplace, gas fired central heating, Upvc double glazing and an attractive modern bathroom suite.

Externally the property has an enclosed well screened rear garden for alfresco dining and the advantage of not only a parking space for one vehicle in the lower courtyard but also there is a single garage immediately in front of the property.

Located only a few hundred yards from the village green in the centre of one of the most popular North Cotswold villages and is midway between the cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are rail links to London Paddington. Blockley itself has two public houses, a very well-stocked local shop and a very popular cafe which doubles as a fine dining restaurant several evenings a week. There are scenic walks in the surrounding countryside to be enjoyed directly from the property.

Accommodation comprises:

Hall

(11' 3" x 6' 2") or ()

Low level gas meter cupboard and high level electric meter. Telephone point. Single radiator. Easy staircase rising to first floor.

Living Room

(15' 6" x 12' 8") or ()

Upvc double glazed patio doors leading onto westerly facing rear garden. Working elevated hole in the wall style fireplace with brick surround and stone hearth. TV aerial point. Two wall mounted light points. Single radiator.

Kitchen

(11' 03" Min x 8' 06") or (3.43m Min x 2.59m)

Granite-style laminate work surfaces fitted to two sides with inset 1 1/2 asterite sink unit with mixer tap and single drainer. Tiled surround to work surfaces. Four ring gas hob with built-in electric circatherm oven below. Bosch slot-in dishwasher. Beko slot-in tumble dryer. Split-level fridge and freezer. Full-height shelved larder cupboard. Corner sited Worcester gas fired central heating boiler. Four separate wall-mounted cupboards, one with glazed cabinet display front. Corner carousel unit and two further base units. Single radiator. Attractive view towards undulating countryside.

Landing

Built in airing cupboard. Single radiator.

Bedroom 1

(11' 5" x 12' 0") or ()

Built in overstairs single wardrobe. Single radiator. Superb views in an easterly direction towards open countryside.

Bedroom 2

(12' 10" x 8' 9") or ()

Single radiator. Attractive outlook over treescape.

Bathroom

(6' 6" x 6' 4") or ()

Three piece suite in white with low flush wc, large pedestal wash hand basin and panelled bath with central mixer tap and wall mounted hand held shower spray with curtain and rail. Ladder style single radiator and towel rail. Two large dressing mirrors. Half tiled walls.

Outside

Paved area immediately in front of the property and pathway with steps leading down to the side of the single garage over which other parties have rights of way.

Single Garage

(17' 0" x 8' 4") or ()

Timber up and over door. There is parking for one vehicle in the courtyard immediately in front of the garage.

Rear Garden

(22' 0" x 18' 0") or (6.71m x 5.49m)

Private enclosed area perfect for alfresco dining. Raised flower bed and gate leading to rear pathway and access to the Clementines.

Terms & Conditions:

Available immediately.

Unfurnished.

Rent: £1,250.00 pcm payable monthly in advance by standing order.

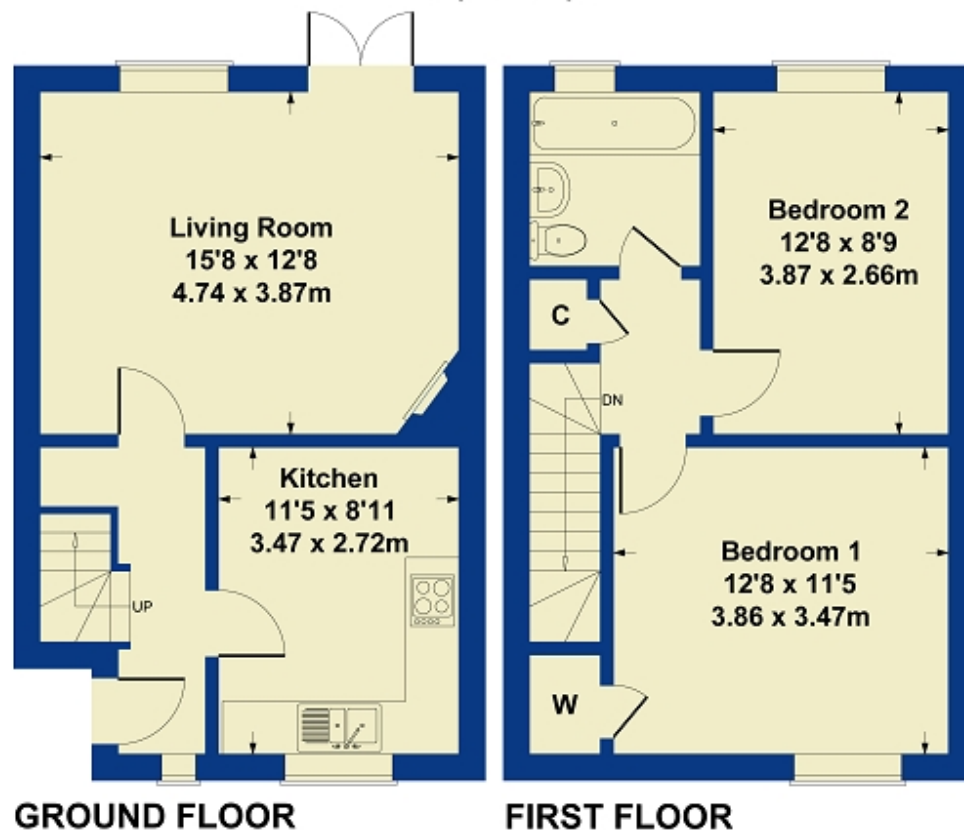
Holding Deposit £288.00. This property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however, this will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

Security Deposit: £1,440.00 (refundable at the end of the tenancy subject to a final inspection).



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Approximate Gross Internal Area
753 sq ft - 70 sq m



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. 2025

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Directions

From our Moreton in Marsh office turn left and at the second mini roundabout turn right along the A44 continuing through the village of Bourton on the Hill after which turn right signposted Blockley 1 1/2 miles. When entering the village continue down the hill through a series of bends through the next set of crossroads passing the Great Western pub on the right hand side and the entrance to Mop Hale is then just over a 100 yards along on the left hand side, and which is also the entrance to the Clementines. Mop Hale is then positioned immediately on the right hand side and this is the second property in from the left and parking is in front of the second garage along.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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