



Box Cottage

High Street | Blockley | Gloucestershire | GL56 9HH



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Chipping Campden - 2.5 miles

Moreton-in-Marsh - 4.5 miles

Stow-on-the-Wold - 8.5 miles

Oxford - 40 miles

A substantial village retreat in beautiful condition at the end of Blockley's High Street.

Living Room | Dining Room | Master Bedroom with Ensuite and Dressing Room | Three Further Bedrooms | Garden Room | Superb Countryside Views

EPC rating E52

Guide Price: £1,100,000



Every once in a while, a property comes onto the market with its own special magic and Box Cottage is a perfect example. Forming part of the history and also the street scene of the fashionable Dovedale end of the High Street, close to woodland walks, this discreetly positioned three/quarter bed roomed, three-storey, country retreat has been beautifully styled and enhanced by the present owners and should be viewed first hand to be fully appreciated.

Walking through each room in the property is like turning the pages of Homes and Gardens magazine with the accommodation flowing perfectly from the side hallway, cosy living room with an inglenook fireplace, dining room with stone staircase to the first floor, beautifully fitted bespoke breakfast kitchen, garden room to the rear and a bespoke fitted study on the top floor.

The accommodation is enhanced with many exposed beams and stone mullioned windows with built in window seats and limestone flooring to the whole of the ground floor with under floor heating. There are antique style fireplaces to two of the four double bedrooms and the master bedroom suite is completely enclosed with superb views from the large window seat and not only has its own four piece bathroom with a French style cabinet, but also an en suite dressing room with a full bank of wardrobes and cupboards. On the second floor, there is a spacious central landing, two further double bedrooms (one currently being used as a study), shower room and three dormer windows taking full advantage of the superb views.

The property is located in the quieter Dovedale end of the village within earshot of the gently cascading Blockley Brook only a few hundred yards from excellent walks in the Dovedale and Batsford woods. The village is serviced by two public houses, church, primary school and a small supermarket and the Blockley cafe which doubles as a fine dining restaurant several evenings a week.

Blockley is located mid way between the cosmopolitan Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton in Marsh, where there also rail links to London Paddington.



General

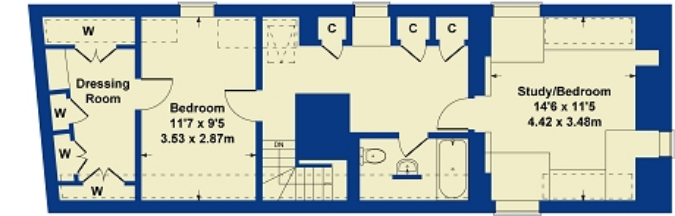
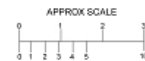
Council tax band G

Directions

From our Moreton in Marsh office, turn left and at the second mini roundabout, turn right onto the A44 towards Broadway continuing through the village of Bourton on the Hill, after which turn right signposted Blockley 1/5 miles. When dropping down into the village, continue through a series of bends and at the following crossroads, adjacent to the village green turn left, stop at the T-junction and turn left, continuing past the village shop and into the High Street. Continue past the Crown Hotel on the right hand side, past Brook Lane on the left hand side and this property is located just after Days Lane, also on the left hand side.

Box Cottage, High Street, Blockley, GL56 9HH

Approximate Gross Internal Area
2670 sq ft - 248 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(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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