



## Spindlebrook House

High Street | Blockley, Moreton-in-Marsh | Gloucestershire | GL56 9HA

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# Spindlebrook House

High Street | Moreton-in-Marsh | Gloucestershire

Chipping Campden 2.5 miles

Moreton-in-Marsh 4.5 miles

Stow-on-the-Wold 8.5 miles

Oxford 40 miles

Picturesque Spacious Detached  
Three Storey, Three Bedroomed  
Village Retreat.

Kitchen/Diner | Utility | Living Room | Master  
Bedroom with Ensuite | Two Further Bedrooms |  
Integral Garage | Garden with Stunning Rear Views

EPC rating C

Guide Price £795,000



Positioned within sight and earshot of the gently cascading Blockley Brook, with full height picture windows from each of its three levels, this deceptive spacious detached village retreat was architect designed and built around 1990 and is strongly recommended for internal inspection.

The diner/kitchen on the lower ground floor, the living room on the ground floor and the master bedroom on the first floor all take full advantage of the views over the landscaped rear garden, the brook and the surrounding gardens. The property is located at the point at which the former Mill Race becomes Blockley Brook and the garden has real therapeutic qualities to allow for calming relaxation and for thoughts to drift away with the stream.

The property itself has a predominance of exposed timber with stained doors, pine skirtings, architraves and staircase which returns to each floor in the property. The living room has a magnificent stone Inglenook fireplace with a homely wood burning stove and the cosy lower ground floor kitchen has bespoke units with granite worktops and an ornamental fireplace.

At first floor level there are three double bedrooms one with ensuite facilities, family bathroom, and the master bedroom, and has patio doors with a South Easterly aspected veranda for morning coffee.

Unusually for this part of the High Street, the property has off street parking for three vehicles in addition to an integral garage, there is gas fired central heating from the combination boiler and sealed unit double glazing from either Crittal or Velux windows, renewed patio doors.

Only to be described further superlatives the property would make an excellent main home or a superb supplementary home for those looking for an escape to the Cotswolds.

Blockley is one of the most popular villages in the area, with this property located at the end of the High Street beyond which there are scenic walks in Dovedale woods from the which the Brook, that runs to the rear of the property, is conceived. The village has two pubs, its own mini market and café which doubles as a restaurant some evenings, and the village is located in midway between the cosmopolitan Cotswold Café Society of Chipping Camden and the more traditional market town of Moreton-in-Marsh where there are links to Oxford and London Paddington.

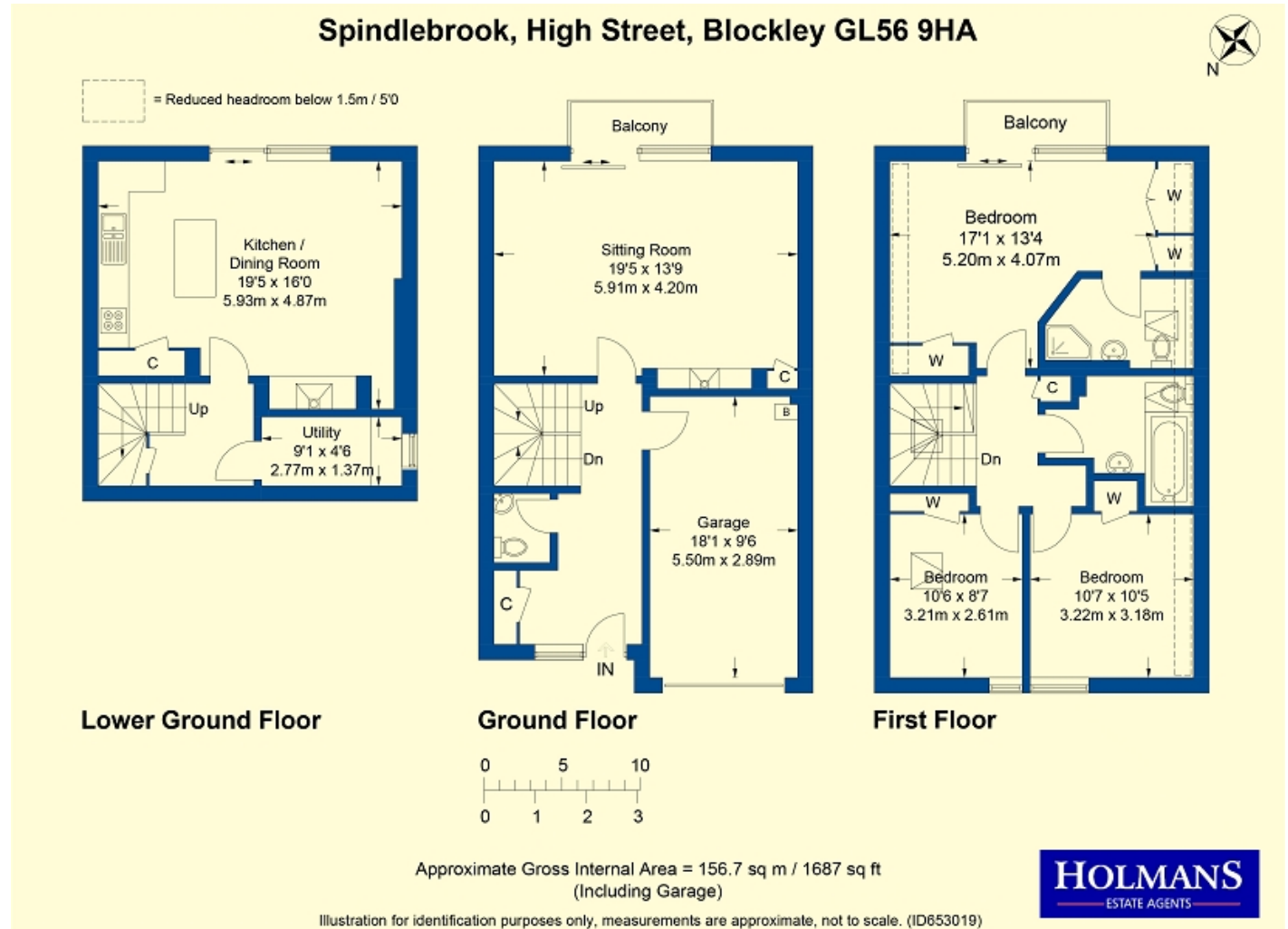


## General

Council tax band F

## Directions

From our Moreton-in-Marsh office turn left at the second mini roundabout and turn right on the A44 and continue through the village to Bourton-on-the-Hill, after which turn right signposted Blockley one and half miles. When descending into the village continue through a series of bends and the following crossroads adjacent to the village green turn left and at the following T junction turn left again and continue past the shop and café into the High Street. Continue past the Crown House Hotel on the right hand side, past Chapel Lane and then after approx. 100 yards after a row of terraced cottages on the left this property is positioned on the left hand side. Park on the road or in the driveway.



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