



HOLMANS
ESTATE AGENTS

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

Offers Over £495,000, Freehold

Property Description

Positioned to enjoy an outstanding panorama to the rear over grazing land towards undulating countryside, this next to end terraced, three storey, two bedrooomed village retreat has been stylishly and sympathetically transformed by the present owners to whom the property pays the highest compliment.

Care has been taken to combine the innate character and charm of a mid 19th century period cottage with all the contemporary refinements of modern day living manifest particularly on the lower ground floor where there is a beautiful garden room extension with bi fold doors and a lantern roof.

There are several antique fireplaces, one with a homely woodburning stove, some exposed pointed stonework, original elm floorboards to the spacious through living room and there are some cosy built in window seats.

The property is further warmed with gas fired central heating, mainly with radiators but there is underfloor heating to the garden room and renewed windows with double glazed panes in a fashionable colour scheme. There is limestone flooring to the whole of the lower round floor where there is a separate wc in addition to a very attractive bathroom/wc on the first floor.

Externally the garden is formed on three levels with a dining patio and two lower level lawned areas which ultimately back onto grazing land where deer roam freely creating a real feeling of country living.

Only to be described further in superlatives, the property is perfect as a main or a second home or would be perfect as a holiday cottage for investment purposes.

Blockley is located midway between the cosmopolitan Cotswold Cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are rail links to London Paddington. Blockley has two public houses, a small supermarket and a cafe which doubles as a bistro several evenings a week. There are many walks to be enjoyed directly from the cottage in the surrounding countryside in an area of outstanding natural beauty.

Entrance Porch

With glazed panelled inner door leading to through living room.

Through Living Room

(24' 2" x 12' 8") or (7.36m x 3.87m)

With original elm floor, two double radiators, staircase descending to lower ground floor and staircase rising to first floor. Painted beams to the ceiling, antique stone fireplace with Clearview cast iron wood burning stove, ornamental fireplace to the rear with pointed stone chimney breast and display of logs, window seat built into rear window with attractive outlook towards the Brailes hills and open countryside, TV aerial point.

First Floor Landing Area

With access to loft space.

Bathroom/W.C.

With three piece suite in white, with wash hand basin set onto triple cabinet, low flush WC and panelled bath with glazed shower screen and attractively tiled wall surround. Large rain shower head and handheld shower spray. Bevelled shaving mirror and chrome ladder style heated towel rail and radiator.

Front Bedroom 1

(12' 4" x 9' 5") or (3.77m x 2.88m)

With built in window seat, attractive open outlook over fields, double radiator and high painted batten ceiling.

Rear Bedroom 2

(9' 5" x 8' 5") or (2.87m x 2.57m)

With built in over stairs storage cupboard, built in window seat with superb open views over countryside. Double radiator, original fireplace with cast iron fire inset and painted ceiling beams.

Lower Ground Floor

Kitchen

(17' 5" x 12' 9") or (5.31m x 3.88m)

With solid oak work surfaces fitted to three sides with inset 1 1/2 enamelled sink unit with single drainer and mixer tap, integrated dishwasher, integrated spice drawer, three tier pan drawer and six low level base cupboards one housing corner carousel unit. Built in double boiler cupboard housing BAXI

gas fired central heating boiler, three lower level wall mounted cupboards and Peninsula cooker hood over split level Lamona electric ceramic hob with built in electric cirkatherm oven below. Attractively tiled surround to work surfaces with concealed pelmet lighting, double radiator, two built in under stairs storage cupboards. The rear section of the kitchen forms a utility area with space for fridge freezer, space and plumbing for automatic washer and space for tumble dryer, two wall mounted cupboards above.

Lower Ground Floor WC

With two piece suite in white, wash hand basin set onto triple cabinet and low flush WC, double radiator, built in gas meter cupboard.

Garden room

(14' 1" x 12' 0") or (4.29m x 3.66m)

With limestone flooring and piped underfloor heating, lantern roof and bi fold doors creating a light and airy atmosphere to the whole of the room, exposed pointed stone wall to the rear and a separate manifold for underfloor heating, wall mounted TV aerial point. Open area leading to stone patio ideal for al fresco dining with a french drain immediately adjacent to the property

Central Garden Area

With a well manicured lawn, fencing to one side and hedgerow opposite small rockery area, outside water tap, steps descending to a separate lower level garden area with timber cabin and outstanding open outlook over fields and deer park. The garden area is illuminated with six outside lights creating an evening lighting experience.



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Lower Ground Floor

Ground Floor

First Floor

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID784013)



Directions

From our Moreton-in-Marsh office, turn left and at the second mini round-about turn right along the A44, continuing through the village of Bourton on the Hill, after which, turn right signposted Blockley 1.5 miles. When descending into the village, continue through an S-bend and at the following crossroads, turn left adjacent to the village green and at the following T-junction turn right towards Chipping Campden. The road then becomes Park Road. This property is towards the end of the row of cottages on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(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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