



## Peartree House

Lower Street | Blockley | Moreton-in-Marsh | Gloucestershire | GL56 9DS

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# Peartree House

Lower Street | Blockley | Gloucestershire

Stratford upon Avon - 20 miles

Cheltenham - 17 miles

Oxford - 30 miles

Moreton-in-Marsh - 4 miles

Deceptively spacious inner terraced three storey, three bedroom country home in a desirable village location

Living room | Dining area | Kitchen | Master bedroom with ensuite | Utility room | Downstairs Cloakroom | Cellar

EPC rating C

Offers in the region of £675,000



Forming an integral part of the street scene of one of the most famous villages of the North Cotswolds and having an imposing double fronted facade, this deceptively spacious inner terraced three storey, three bedroom country home was until 1928 a public house: The Pear Tree Inn, one of seven hostelries in the village at the time and still retains a vaulted cellar now converted into storage space.

Enhanced and embellished by the present owners over recent years the property now features a bespoke fitted kitchen to the rear with a range of integrated appliances, solid oak worktops and a limestone floor and which was reroofed 2 years ago. The property has a full width living room to the front with two original fireplaces, one having a homely wood burning stove, some exposed pointed stone walls and beamed ceiling.

At first floor level there are two bedrooms and a shower room/wc and on the second floor there is a particularly stylish master bedroom suite with an apex ceiling, exposed roof timbers, a range of fitted wardrobes to one wall and a four piece ensuite bathroom.

The attractively landscaped 50ft rear garden is formed on four levels incorporating a south facing elevated seating area perfect for alfresco dining and enjoys good views towards the surrounding countryside. The property has a distinctive early 19th century facade with original small paned sash windows now with secondary double glazing and the property is warmed with gas fired central heating.

Lower Street is positioned only 200 yards from the centre of this vibrant village midway between the cosmopolitan cafe society of Chipping Campden and the more traditional market town of Moreton in Marsh where there are direct rail links to Oxford and London Paddington. In addition to the property having two public houses, a primary school and a hotel there is a purpose built mini supermarket and the famous Blockley cafe which opens several evenings a week as a fine dining restaurant.



## General

Council tax band D

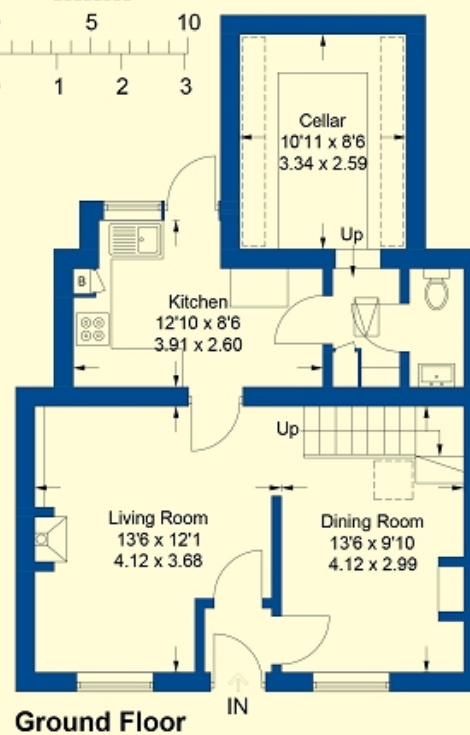
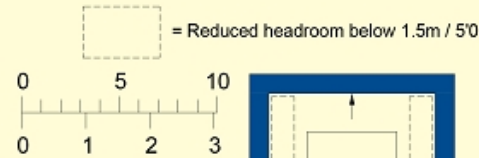
## Directions

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 sign posted Blockley 1 1/2 miles. On entering the village pass Lower Brook House on the right hand side continuing around the narrow bend and Peartree House is then located in the second row of terraced cottages on the left hand side. There is on street parking opposite the property.

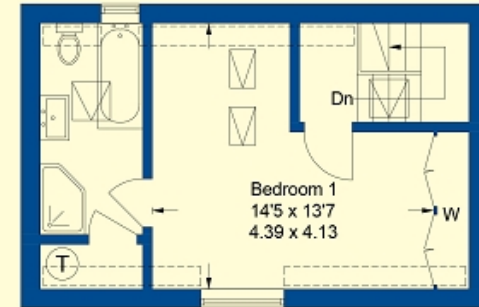
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

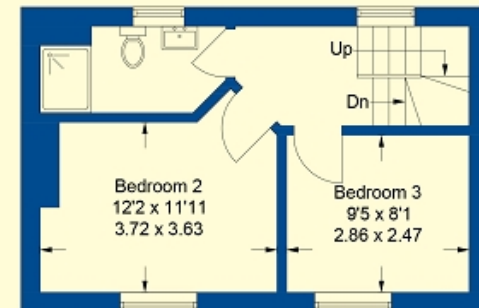
## Pear Tree House, Lower Street, Blockley, GL56 9DS



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft  
(Including Cellar)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID910350)

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