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ESTATE AGENTS



# Archway Cottage, High Street, Blockley, Gloucestershire. GL56 9HA

Offers Over £380,000, Freehold

## Property Description

Positioned in the heart of one of the most popular villages within the North Cotswolds and enjoying an open aspect to the rear, this end terrace property can be deceptive on first appearance. Fronted with two storeys and to the rear the property benefits from lower ground accommodation. The extension to the side enables the property to boast a good sized bathroom and galley style kitchen.

Internally the accommodation comprises of a spacious lounge with exposed stone to the chimney breast and a family sized bathroom separated by an internal hallway. On the lower ground floor there is a good sized family dining room opening through to the galley kitchen.

The first floor has two bedrooms with the rear enjoying attractive views over open countryside. The property benefits from gas fired central heating via a combination boiler and many original features. There are two patio areas allowing for a peaceful experience with the sound of the brook in the distance.

The property is located on the High Street where there is a local village store and cafe, that opens as a fine dining restaurant several evenings a week. There are two public houses, a primary school and the village is in the catchment area for Chipping Campden secondary school.

Blockley is located between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton in Marsh where there are rail links to London Paddington, Hereford, Worcester and Oxford and which is around a 10 minute drive away.

## Accommodation Comprises

### Entrance Hall

Beamed ceiling. Access to living room. Access to inner hall. Stairs to the lower ground floor.

### Inner Hall

Built in cupboard housing the gas fired central heating boiler. Access to family bathroom.

### Living Room

(14' 0" x 11' 11") or (4.27m x 3.63m)

Exposed stone to the chimney breast with living flame gas fire. Sash windows to the front with window seat. Single glazed window to the rear with an open aspect. Beamed ceiling. Three wall mounted lights. Double panel radiator. Staircase to first floor.

### Bathroom

Three piece suite with panelled bath, close coupled wc and wash hand basin housed in a vanity unit. Heated towel rail. Double glazed window. Spotlights to the ceiling.

### Lower Ground Floor

### Dining Room

Exposed stone feature wall with chimney breast housing gas fired log effect fire. Series of well placed spotlights highlighted features within the room. Sash window. Exposed beams. Double radiator. Stable door to the rear courtyard.

### Kitchen

With a range of matching base and wall units, display cabinets complimented by worktop. Space for washing machine, dishwasher and fridge freezer.

### First Floor Landing Area

### Bedroom 1

(12' 02" x 7' 10") or (3.71m x 2.39m)

Exposed stone wall. Built in timber cabinet cleverly inserted into the fireplace. Single glazed window. Two wall lights. Built in cupboard with door and locks of the period. Radiator.

### Bedroom 2

(11' 11" x 5' 11" ) or (3.63m x 1.80m)

Exposed beams. Built in wall cabinet offering additional storage. Single glazed window with open aspect views to the rear. Radiator.

### Outside

### Rear Courtyard Garden

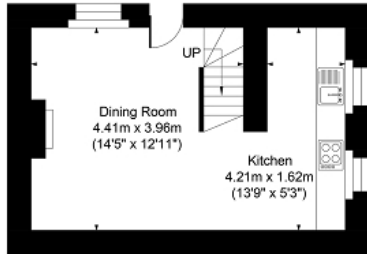
Two patio areas bordered by mature shrubs. Decorative steps to raised stone area.



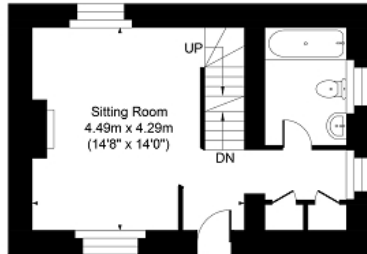




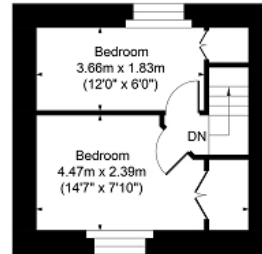
**Archway Cottage High Street, Blockley, GL56 9HA**  
 Main House Approx. Gross Internal Area:- 73.55 sq.m. 792 sq.ft.  
 Total Approx. Gross Area:- 73.55 sq.m. 792 sq.ft.



Lower Ground



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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## Directions

From our Moreton-in-Marsh office, turn left and at the second mini roundabout turn right continuing through the village of Bourton-on-the Hill after which turn right signposted Blockley 1 1/2 miles. Continue down into the village and after a series of bends turn left at the crossroads adjacent to the village green, at the end of which turn left passing Blockley shop and cafe on the left hand side, as the road narrows continue into the High Street and this property is then a few hundred yards on the left hand side a little way along from The Crown Inn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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.



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