



**HOLMANS**  
ESTATE AGENTS

## 2 Mount Pleasant, Blockley, Moreton-in-Marsh, Gloucestershire. GL56 9BU

Offers Over £200,000, Freehold

### Property Description

Positioned in a hideaway location in the centre of Blockley village, in a secluded pedestrian only lane of 10 similar cottages, this inner terraced, two storey, two bedroomed country retreat is now in need of a complete programme of modernisation and is ideal for those looking to develop a property to their own requirements.

The property has a full width open plan living room and kitchen, exposed beams and a Cotswold stone chimney breast and fireplace on the ground floor.

There is gas fired central heating, UPVC double glazing and a secluded westerly facing garden to the front.

Other similar properties in the row are used as second homes, successful holiday lets or ideal for singletons or couples looking for their first step on the property ladder.

Blockley is one of the most sought after villages in the North Cotswolds, positioned midway between the cafe society of Chipping Campden, and the more traditional market town of Moreton-in-Marsh which has its own railway station with links to Oxford and London Paddington. The village has two public houses, a well stocked village store and a very popular cafe which doubles as a fine dining restaurant several evenings a week.

### Accommodation Comprises

### Entrance Porch

With UPVC double glazed front door and small paned inner door.

### Open Plan Kitchen/Living Room

(19' 03" x 12' 01") or (5.87m x 3.68m)

Living area with Cotswold stone fireplace. Exposed beams to the ceiling, double radiator. Built in window seat and outlook over well screened front garden.

Kitchen fitted on three sides with laminate worktops and stainless steel sink unit with single drainer. 5 base cupboards, gas cooker point, built in under stairs storage cupboard and staircase rising to first floor.

### First Floor Landing Area

Access to loft space, built in airing cupboard with Worcester combination boiler (currently not operational).

### Front Bedroom 1

(9' 01" x 8' 01") or (2.77m x 2.46m)

Outlook over front garden. Built in over stairs wardrobe, single radiator.

### Front Bedroom 2

(10' 06" x 5' 10") or (3.20m x 1.78m)

Outlook over front garden, single radiator.

### Bathroom / WC

(7' 00" x 6' 00" ) or (2.13m x 1.83m)

Three piece suite in white, pedestal wash hand basin, low flush WC, enamelled steel bath with shower attachment. Single radiator. Built in extractor and part tiled walls. Velux window.

### Outside

### Front Garden

(20' 0" x 25' 0" Max) or (6.10m x 7.62m Max)

Flagged area with higher level graveled terrace. Well screened with mature plants and outside store. Outside water tap and light.



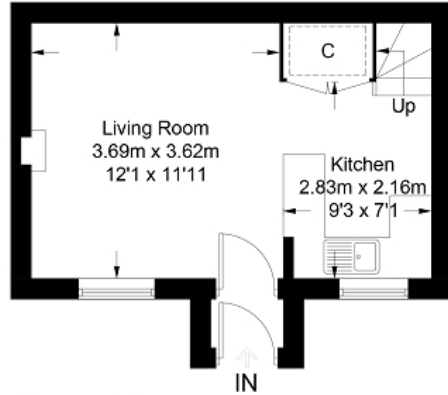
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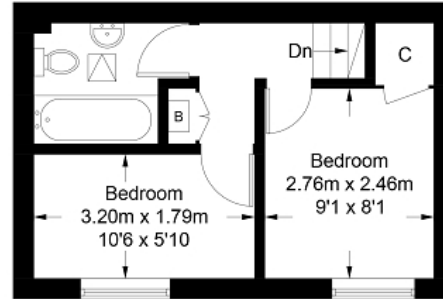
(Not Shown In Actual Location / Orientation)

### Outbuilding

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
22.7 sq m / 244 sq ft



**First Floor**  
21.5 sq m / 231 sq ft

Approximate Gross Internal Area = 44.2 sq m / 475 sq ft  
Outbuilding = 1.5 sq m / 16 sq ft  
Total = 45.7 sq m / 491 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1020820)

## Directions

From our Moreton in Marsh office, turn left and at the second mini roundabout turn right along the A44 towards Broadway. Continue through the village of Bourton on the Hill after which turn right signposted Blockley 1 1/2 miles. When descending into the village continue through a series of bends and at the following crossroads adjacent to the village green, turn left and the entrance to Mount Pleasant is on the raised parapet on the right hand side. Park near the village green, returning on foot and this is then the second property on the right hand side along the pedestrian area of Mount Pleasant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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