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ESTATE AGENTS

# Ratty's Retreat, Lower Farm Cottages, Blockley, Moreton-in-Marsh, Gloucestershire. GL56 9DP

Guide Price £335,000, Freehold, EPC Rating C

## Property Description

Set within 1.2 acres of private grounds, bounded by the gently cascading and meandering Blockley brook, this inner terraced, two storey one bedroomed barn conversion is one of nine properties occupying a hideaway location in the centre of one of the most sought after villages in the north Cotswolds.

This property has been used successfully as a holiday cottage over the last 40 years and features a full height mullion window from the lounge with exceptional views over private gardens towards the terraced gardens of the Manor House and Parish church. The property has an open plan living room and kitchen, which has a range of modern units and a mezzanine landing above, approached by a wrought iron spiral staircase to a spacious double bedroom and an en suite bathroom. The feeling of spaciousness is accentuated with the 11 ft high apex ceiling in the bedroom with the property having a light and airy ambience. The property is warmed with gas fired central heating.

Externally the property has its own private garden, two allocated parking spaces and access to the communal grounds where there is a picnic bench for those dreamy lunches by the brook.

The entrance to Lower Farm Cottages is discretely positioned just off School Lane close to the approach to Blockley village. The two allocated parking spaces for this property are the first on the right hand side of the communal driveway. There is a communal enclosed bin store further along.

Blockley is located midway between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are a wide range of shops and amenities, and the town has its own railway station with links to Oxford and London Paddington. The village has two public houses, a well stocked village shop and an extremely popular cafe which doubles as a fine dining restaurant seven evenings a week.

There are exceptional walks to be enjoyed in the surrounding countryside in an area of outstanding natural beauty, and the famous Blockley brook meanders its way through the village from its conception in Dovedale woods at the end of the High Street, cascading through several former silk mills before crossing Mill Dene gardens and into Lower Farm Cottages.

## Rear Entrance Hall

(7' 05" x 3' 05") or (2.26m x 1.04m)  
With single radiator.

## Ground Floor Cloakroom

With two piece suite in white. Central heating boiler.

## Dining Kitchen

(13' 06" x 12' 04") or (4.11m x 3.76m)  
With wrought iron spiral staircase rising to first floor. Kitchen area fitted on one side with composite worktops with inset stainless steel sink unit with single drainer and mixer tap. Built in oven and Domino induction hob with two pan drawers below and cooker hood above. Built in fridge and dishwasher. Three further base cupboards and two matching wall mounted cupboards. Part tiled walls. Exposed stone wall. Double radiator. Room formed in part open plan with living room.

## Living Room

(12' 05" x 11' 05") or (3.78m x 3.48m)  
With full height mullion five section window with excellent aspect over gardens towards the Manor House and Parish Church. Two single radiators.

## Mezzanine Bedroom

(16' 0" x 12' 03") or (4.88m x 3.73m)  
With 11 ft high apex ceiling. Partial aspect over living room and gardens. Double radiator, built in wardrobe. Wall mounted TV point.

## En Suite Bathroom/WC

With three piece suite in white. Shower over bath and velux window.

## Outside -

### Rear Area

There is a small open plan garden area with shrubs.

### Front Garden

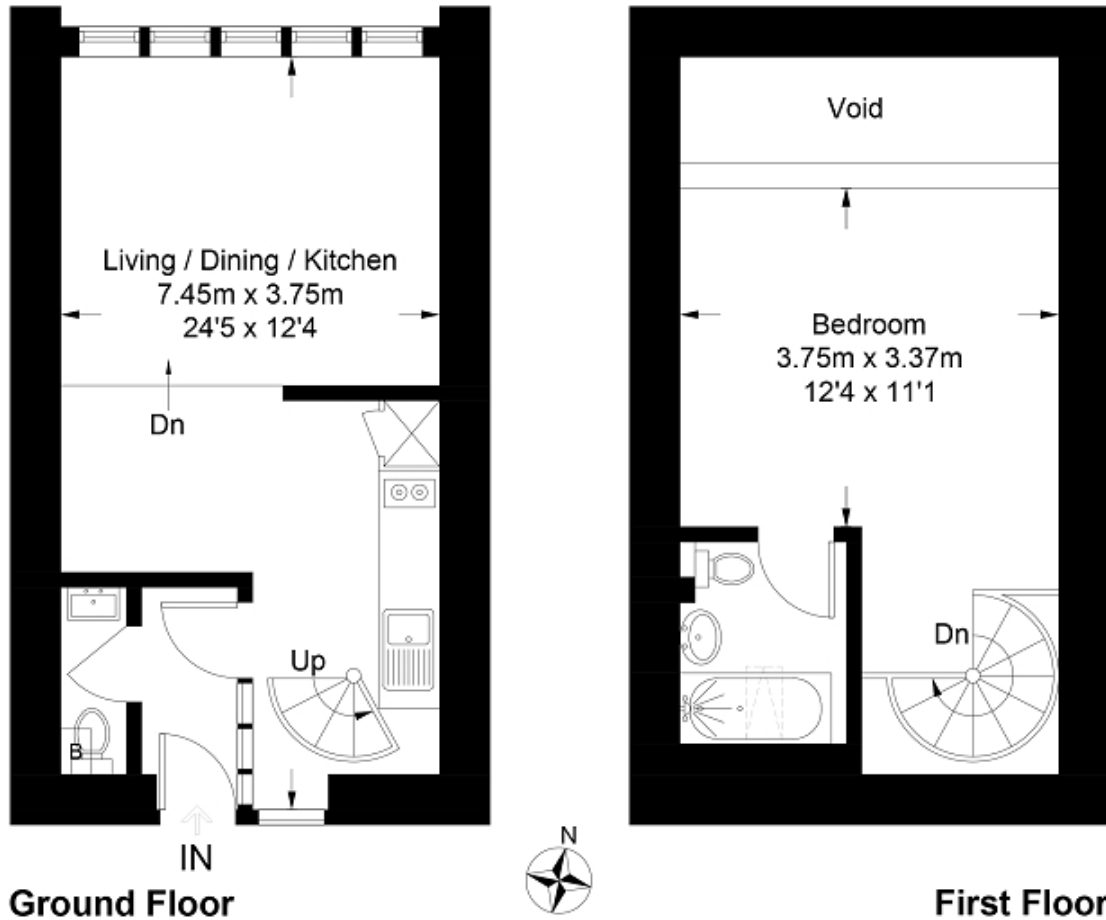
Approximately 40 ft deep x 20 ft wide with lower level flagged patio area perfect for al fresco dining. Steps ascend through a sloping garden area to a graveled pathway leading to the parking area.

## Management Company

Each of the nine properties is freehold, with each of the owners being entitled to a 9th share of the management company which owns the communal parts. There is a service charge of £120 per month, payable to The Lower Farm Cottage Management Committee Ltd: the administration and account for which are dealt with by the owners of the 9 separate cottages. This charge covers window cleaning for each property, maintenance of the communal grounds, lighting and the movement of bins to the refuse collection and basic lawn mowing.



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Approximate Gross Internal Area = 47.0 sq m / 507 sq ft  
(Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID989495)

## Directions

From Moreton-in-Marsh, follow the A44 towards Broadway, continuing through the village of Bourton-on-the-Hill and after which, turn right at the signpost for Blockley 1/2 miles. After entering the village, take the first turning on the left, towards Mill Dene Gardens, then immediately right and into the private driveway for Lower Farm Cottages.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(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.		

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