



HOLMANS
ESTATE AGENTS

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

Guide Price £399,950, Freehold, EPC Rating E.

Property Description

Positioned only a few hundred yards from the centre of one of the most popular North Cotswold villages. This inner terraced two storey two double bed roomed character cottage forms part of Albert Cottages, taking its name from the early Victorian period around 1840. There is also a feature Wattle and Daub wall on the first floor.

Refurbished around 2016 to a high standard, the property now has spacious living room with a homely wood burning stove and attractive built in window seat, there are then steps down to the stylishly fitted kitchen with a flagstone floor and direct access onto the mature enclosed courtyard garden.

More contemporary refinements to the property include gas fired central heating from a combination boiler, a stylish four piece central bathroom suite on the first floor, and renewed period style shutters to the living room and both bedrooms .

Perfect for those looking for a main residence, or as a second home, the cottage has been used as a holiday cottage in the recent past and is perfect for those looking for an investment opportunity.

The cottage is located in an area of outstanding natural beauty, perfect for access to a wide range of walks and hills around the village or indeed from the brook that flows through it. The village has a local village store and café, that opens as a fine dining restaurant several evenings a week, 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 café 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.

Living Room

(19' 04" x 12' 0") or (5.89m x 3.66m)

With original fireplace with slate hearth and enamelled wood burning stove with renewed flue. Oak mantel and surround. Built in shelves to one side of chimney breast with built in cupboard to opposite side. Small pane to part of the arch. Distinctive front window with newly made window shutters and built in original window seat below. Built in under stairs storage cupboard with antique elm door and surround. Built in display shelf, easy staircase returning to first floor. Double radiator and painted ceiling beams. Four steps down to Kitchen.

Kitchen

(9' 08" x 9' 01") or (2.95m x 2.77m)

With flagstone floor and fitted on three sides with wood grain effect laminate worktops with inset enamelled one and a half sink unit with single draining mixer tap. Four white melamine fronted wall mounted cupboards, one housing Baxi combination boiler for instantaneous hot water and gas fired central heating. Two tiered larder cupboard and three further base cupboards. Space and plumbing for automatic washing machine. Space for tumble dryer. Space for gas cooker and space for slimline dishwasher. Stainless steel canopy over space for gas cooker, space for fridge freezer, double radiator. Inset spotlights to ceiling and access to garden.

First Floor Landing Area

(8' 05" x 5' 08") or (2.57m x 1.73m)

Gallery style landing with batten balustrade with inset spotlight and access to loft space.

Front Bedroom 1

(9' 09" x 11' 08") or (2.97m x 3.56m)

Small paned window matching the living room with recently built window shutters and double radiator. Built in linen cupboard and double built in wardrobe and open outlook towards St Georges Hall. Eight foot high partly vaulted ceiling.

Bathroom/W.C.

(7' 10" x 8' 02") or (2.39m x 2.49m)

With four piece suite in white. Low flush wc, handle panelled bath with handheld shower attachment. delta shaped corner shower with sliding glazed doors, integrated shower unit and pedestal wash hand basin with mixer tap. Wall mirror. Strip lighting. Inset spotlight to ceiling and built in extractor. Double glazed velux window. Chrome ladder style heated towel rail radiator.

Bedroom 2

(10' 04" x 9' 02") or (3.15m x 2.79m)

With particularly attractive partly open outlook over gardens towards distant countryside. UPVC double glazed windows with built in window shutters. Built in shelves, single radiator, painted open floor boards, display recess and small open wardrobe with hanging space.

Rear Garden

(35' 0" x 20' 0") or (10.67m x 6.10m)

With higher level flagged patio area immediately adjacent to the property perfect for al fresco dining with outside water tap and screening of mature clematis over garden gate and passageway to Park Road.

The rear part of the garden is formed on two levels, the first being with hard wearing astro turf, and the lower flagged area forms as a lower level seating area to catch all the afternoon sun in the summertime.

N.B

There is a right of access for No 10 Park Road over the rear of the garden and through the adjacent passageway for refuse collection, however, this is very rarely used.



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Approximate Gross Internal Area
63 sq m / 678 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2015 (ID 159551)

Directions

From our Moreton in Marsh 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 signposted Blockley 1 1/2 miles. When entering the village continue past Lower Brook House on the right hand side and at the following crossroads turn left adjacent to the village green and at the following T junction turn right towards Chipping Campden and into Park Road. This property is then positioned around 100 yards along on the right hand side opposite the village hall.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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