



HOLMANS
ESTATE AGENTS

9 Station Road, Blockley, Moreton-in-Marsh, Gloucestershire. GL56 9DZ

£350,000, Freehold

Property Description

Positioned on the northern approach to one of the most popular villages in the North Cotswolds and having been owned by the same family for over 60 years, this semi-detached, two-storey, three bedroomed house is now ready for modernisation and would be ideal for anybody looking to improve a property to their own specification.

One of the main attractions of the property is the plot on which it stands with not only an attractive front garden with off-street parking but with a substantial hundred foot garden to the rear with a wealth of mature trees and shrubs.

The property currently has three bedrooms on the first floor and a ground floor wet room, through living room, conservatory, utility room and kitchen. The property is warmed with gas fired central heating from a combination boiler and has potential for a real fire in the living room.

Station Road is positioned around quarter of mile from the centre of the village close to the Great Western Arms, the village green, Blockley Primary School and the very popular Blockley shop and café (which opens as a fine dining restaurant several evenings a week). There are many walks in the surrounding countryside which can be enjoyed directly from the property.

Blockley is located mid-way between the market towns of Chipping Campden and the more traditional town of Moreton-in-Marsh which has its own railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Porch

UPVC double glazed windows and door on three sides.

Entrance Hall

Through Living Room

(15' 05" x 11' 07") or (4.70m x 3.53m)

With Cotswold stone fireplace and hearth, flue for real fire if required. Built-in TV table to one side, exposed beams to the ceiling, four wall-mounted light points, double radiator and telephone point.

Rear conservatory

(9' 11" x 7' 07") or (3.02m x 2.31m)

With attractive easterly aspect over rear garden and fitted blinds to the ceiling.

Kitchen

(10' 09" x 10' 09") or (3.28m x 3.28m)

With laminate worktops fitted in three sections over pinewood fronted cabinets incorporating eight base cupboards and nine matching wall-mounted cupboards. Double stainless steel sink unit with single drainer. Easy staircase rising to first floor. Built-in extractor, exposed ceiling beam and single radiator.

Separate Utility Room

With wall-mounted Worcester combination boiler for instantaneous hot water and gas fired central heating.

Ground Floor Wet Room

With low flush WC, pedestal wash hand basin and shower area with Mira Sport wall-mounted electric shower with hand-held shower spray. Double radiator, shaver point, built-in extractor.

Landing Area

With access to loft space.

Side Bedroom 1

(12' 04" x 10' 11") or (3.76m x 3.33m)

With four built-in louvred door wardrobes, wall-mounted electric bar fire, separate double and single built-in wardrobes and double radiator. Gable window with southerly aspect.

Front Bedroom 3

(8' 06" x 6' 00") or (2.59m x 1.83m)

With single radiator and attractive outlook over front garden.

Rear Bedroom 2

(9' 07" x 8' 09") or (2.92m x 2.67m)

Outlook over rear garden, two double and one single louvred door built-in wardrobes with four matching high-level cupboards, double radiator.

Outside

Front Garden

(40' 00" x 0' 00") or (12.19m x 0.00m)

Well-manicured with a variety of well-manicured hedges, one sculpted yew hedge, gravel driveway with off-street parking for one/two vehicles and cast iron gated entrance.

Side Area

Also with limited off-street parking, flagged base and timber cabin (14'7 x 8') with double timber door and power and light installed. Gated access to the side leading to rear garden.

Rear Garden

(100' 00" x 35' 00") or (30.48m x 10.67m)

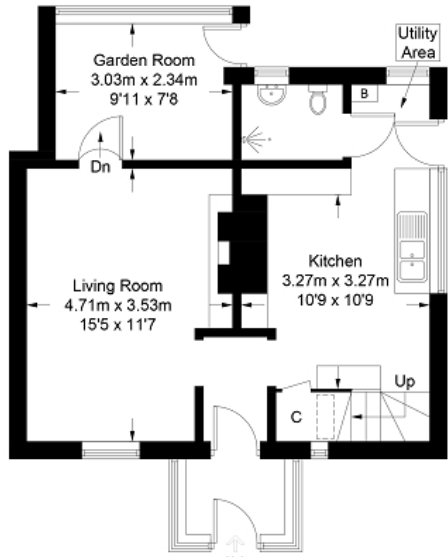
With central purple maple tree and a wide variety of other mature shrubs and bushes with fenced surround on three sides. Separate timber shed, patio immediately adjacent to property with steps descending to the lower level where there are lawns and shrubs.

N.B

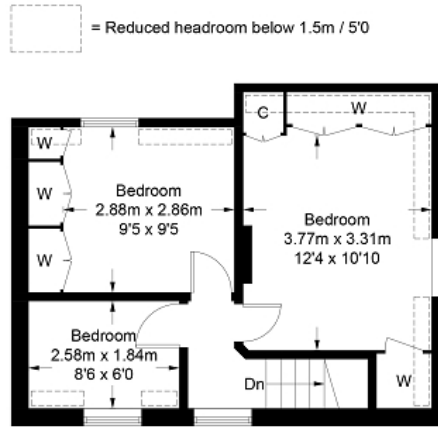
Due to the property being an area of outstanding natural beauty, there is a restriction on the sale of the house to local people for the first eight weeks of marketing. Following that period, the property can be sold to anyone as long as it is used for their main home.



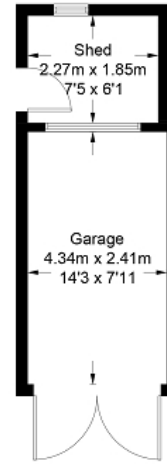
9 Station Road, Blockley, GL56 9DZ



Ground Floor
48.3 sq m / 520 sq ft



First Floor
35.6 sq m / 383 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft
Outbuilding = 14.9 sq m / 160 sq ft
Total = 98.8 sq m / 1063 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1014090)

Directions

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, signposted Blockley 1 1/2 miles. Continue down the hill on the same road passing the Great Western Arms on the right hand side, passing the turn to Draycott on the right and this property is then positioned a short way along on the right-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

rightmove onTheMarket.com



MISDESCRIPTIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLMANS
ESTATE AGENTS