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ESTATE AGENTS

April Cottage, 6 Park Road, Blockley, Moreton-in-Marsh, Gloucestershire. GL56 9BZ

Guide Price £379,950, Freehold

Property Description

Positioned only a few hundred yards from the centre of one of the most popular villages in the North Cotswolds and epitomising everything one would expect from a traditional cosy country cottage, this inner-terraced three storey three bed roomed village retreat is recommended for inspection by those looking for a main or second home ready for immediate occupation.

Traditional features of the property include a homely woodburning stove in an original Cotswold stone fireplace in the open-plan living and kitchen area where there is also a built-in window seat. There are two exposed elm staircases, antique pine and parquet flooring and some exposed beams and Cotswold stone walls. More contemporary refinements include fitted full height wardrobes to the two main bedrooms, gas fired central heating with column radiators from a combination boiler, all renewed double glazed windows and doors with a particularly attractive stable door from the kitchen.

Externally the property has a very attractive lawned and patio garden planted and maintained split-level area perfect for alfresco dining with garden cabin.

Blockley is located mid-way between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are rail links for London Paddington. The village has two public houses, a primary school, its own mini supermarket and a very fashionable adjacent cafe which doubles as a fine dining restaurant several evenings a week. There are many walks to be enjoyed, directly from the cottage, in the surrounding countryside with Blockley high street culminating in Dovedale woods all in an area of outstanding natural beauty.

Accommodation comprises:

Living Room

(18' 0" x 11' 11") or (5.49m x 3.63m)

With built-in window seat with renewed Accoya window, with meter cupboard below, original Cotswold stone fireplace with elevated hearth, Stanley multi-fuel burning cast iron stove. Exposed beams to the ceiling, part-exposed random Cotswold stone wall, parquet flooring to the living area, tiled section to the rear, column-style radiator. Easy built-in open understair storage, original elm staircase to two floors.

Kitchen Area

Fitted on three sides with parquet-style laminate work tops with integrated Beko washing machine, space and plumbing for gas cooker to one side, stainless steel sink unit with single drainer, water pump for increased water pressure. Three further base cupboards and five wall mounted cupboards above. Stable-style back door with direct access onto garden, built-in cat flap.

First Floor Landing Area

With antique pine floorboards and elm staircase rising to second floor, exposed beams to the ceiling. Exposed Cotswold stone walling.

Front Bedroom

(9' 0" x 11' 08") or (2.74m x 3.56m)

With one single and one double full height fitted wardrobes, exposed beams to the ceiling, partial open outlook to the front, column-style radiator, small paned Accoya window.

Bathroom / WC

Three piece suite in white, pedestal wash hand basin, low flush WC, panelled bath with hand held shower attachment, wall mounted integrated shower spray, fitted curtain rail. Attractive outlook over gardens to the rear, part-tiled walls, wall mirror, strip light and shaver point above.

Built-in airing cupboard with Worcester 25SI combination boiler for instantaneous hot water and gas fired central heating.

Chrome column radiator and heated towel rail. Exposed beam. Two built-in under bath storage areas for bathroom sundries with spring-loaded doors.

Second Floor Landing Area

Rear Bedroom 3

(7' 03" x 8' 00") or (2.21m x 2.44m)

With excellent outlook over rear garden, antique pine floor, column radiator. Ideal as study or third bedroom.

Front Bedroom 2

(8' 09" x 11' 08") or (2.67m x 3.56m)

With antique pine floor, column radiator, dormer window with partial open outlook. Currently used as an office. Double and single full height built-in wardrobes.

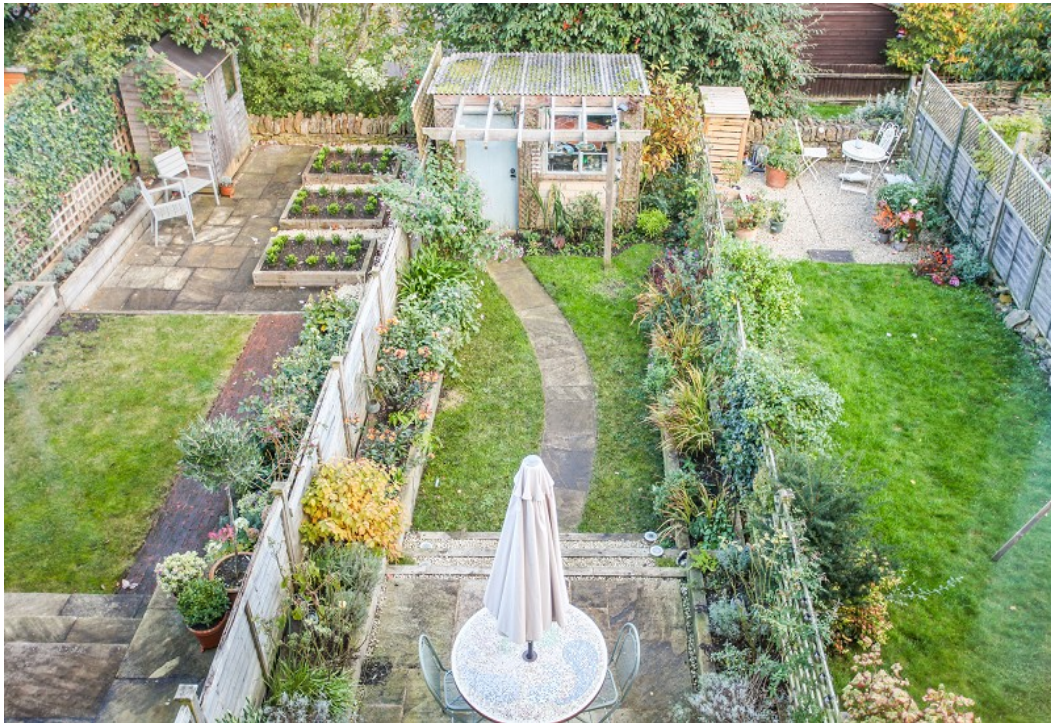
Outside

There is right of access for seven adjacent cottages each way for refuse disposal and access to Park Road.

Garden

Garden formed in two areas with split-level flagged patio ideal for alfresco dining with elevated planted areas, outside light and integrated solar panel lights. Outside water tap.

Lower level, twin lawned areas bisected by flagged pathway, elevated planters leading to outside store with pergola area.



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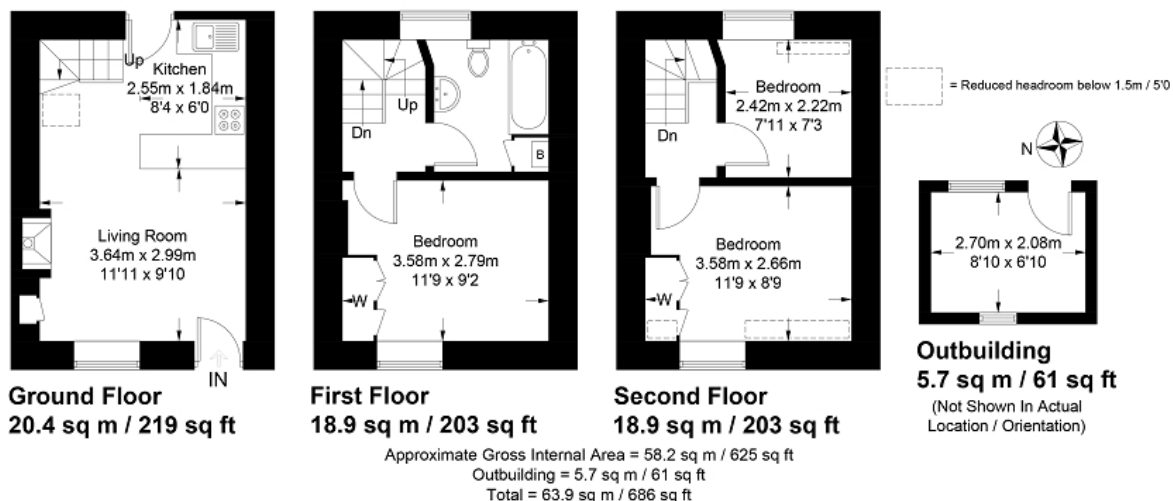


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1024981)

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. When descending into the village, continue through a series of bends after which turn left adjacent to the village green and at the following junction turn right towards Chipping Campden and into Park Road. This property is then located approximately 100 yards on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	60	
(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.

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