



**HOLMANS**  
ESTATE AGENTS



# Sheaf House Cottage, Blockley, Moreton-in-Marsh, Gloucestershire. GL56 9DY

£795,000, Freehold

## Property Description

An exciting opportunity to purchase a recently refurbished and newly built property divided into two whereby different factions of one family can live adjacent to each other or one or both of the properties can be used for investment purposes.

Sheaf House Cottage is a beautifully refurbished three storey, two double bed roomed traditional Cotswold stone cottage with a spacious living room to the front, with a homely woodburning stove and a stunning fitted kitchen to the rear with a good range of integrated appliances and bi-fold doors leading directly onto the enclosed rear garden.

There is a bedroom with a bank of fitted wardrobes and a stylish shower room on the first floor and a master bedroom on the second floor with a decadent free-standing roll top slipper bath and an ensuite wash room.

The annexe has a spacious living room, well-equipped kitchen to the rear and two bedrooms and a bathroom on the first floor.

Both properties have sealed unit double glazing, gas fired central heating from the new boilers, and most importantly, there are four off-street car parking spaces which can be divided between the properties as required.

The property is located on one of the approaches to undoubtedly one of the most popular villages in the North Cotswolds, around quarter of a mile from the village green. Blockley has two public houses, its own mini supermarket, primary school and a village cafe that doubles as a fine dining restaurant several evenings a week.

The village is now probably most famous as being the location for filming for the BBC Father Brown series under the name of Kempleford.

Blockley is located mid-way between the Cotswold cafe society of Chipping Campden and the more traditional town of Moreton-in-Marsh where there is a large range of shops, supermarket and amenities and the all important railway links to Oxford and London Paddington.

## Accommodation comprises:

### Front Living Room

(18' 01" x 12' 03") or (5.51m x 3.73m)

With engineered oak floor, full height Cotswold stone chimney breast with slate hearth and cast iron wood burning stove. Painted ceiling beams, easy staircase returning to first floor, part-timber panelled walls, one low level and one full height column radiator, three wall-mounted light points, under stair storage cupboard with antique pine door. Louvred window blinds.

### Rear Kitchen

(12' 06" x 8' 02") or (3.81m x 2.49m)

Fitted on two sides with quartz work tops with tiled surround, with integrated drainer and ceramic butlers sink with swan necked mixer tap above, slot-in Smeg five ring hob and double oven below, Hisense externally ducted canopied cooker hood above, two 2 tier pan drawers, split-level fridge with freezer below, integrated dishwasher and two further base cupboards. Four open shelves, two with lights above. Corner cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating. Column radiator, two sky-light Velux windows and bi-fold doors with attractive outlook over rear garden. Ceramic tiled floor, free-standing butchers block ceramic tiled table with integrated drawers.

### First Floor Landing Area

With painted beam and all renewed internal panelled doors.

### Shower Room / WC

With three piece suite, close coupled low flush WC, oval wash hand basin set on to open timber cabinet, fully tiled shower cubicle with sliding glazed doors, rain shower head and hand-held shower spray. Louvred window blinds and built-in extractor, two wall-mounted light points and chrome heated towel rail and radiator. Ceramic tiled floor.

### Front Bedroom

(10' 04" x 10' 01") or (3.15m x 3.07m)

With painted timber floor, three double full height fitted wardrobes to one wall with integrated lights, column radiator, louvred window blinds, two wall mounted light points and two bedside lights.

### Second Floor Master Bedroom

(14' 02" x 12' 02") or (4.32m x 3.71m)

With painted timber floor, slipper style roll-top bath with mixer tap and hand-held shower spray, low level column radiator and full height column radiator, fitted window blinds, two wall mounted light points, two pendant lights to each side of the bed, louvred window blinds. Access to loft space.

### Washroom/W.C.

Two piece suite in white, close coupled low flush WC, pedestal wash hand basin, ladder-style heated towel rail and radiator, built-in extractor, louvred window blind, with elevated aspect over roof tops and partial view of countryside, part-tiled walls and two wall-mounted light points.

### Outside

#### Rear Garden

(30' 00" x 20' 00" ) or (9.14m x 6.10m)

With screening of lattice fencing to the rear, larch lap fencing to one side with mature hedges and six foot high fencing opposite between this and the adjacent property. Flagged area with elevated flower beds.

#### Front Garden Area

With wrought iron fencing and gated access leading to driveway.

Gravelled driveway to the front of the property with parking to one side. There are four allocated parking spaces and a central turning area. There is a brick built outhouse.

### Annexe for Sheaf House Cottage

#### Front Garden

Enclosed with wrought iron fencing, part boundary of Cotswold stone walling and flagged area adjacent to property.

## Accommodation comprises:

### Entrance Hall

With engineered oak flooring, easy staircase rising to first floor with baton balustrade and single radiator. Double cupboard under stairs.

### Front Living Room

(16' 03" x 10' 05" ) or (4.95m x 3.18m)

With engineered oak floor, southerly aspect over driveway and treescape, double radiator, wall mounted TV point, full height separate door leading onto front garden, rear window with outlook over patio. Four inset spotlights to the ceiling.

### Ground Floor Cloakroom

With two piece suite in white, low flush WC, corner wash hand basin, ceramic tiled floor and fully tiled walls. Wall light and built-in extractor.

### Full Width Dining Kitchen

(13' 11" x 9' 09" ) or (4.24m x 2.97m)

With solid oak parquet worktops, with ceramic butler sink, space and plumbing for automatic washer, space for dishwasher, space for slot-in electric oven and Belling hob, with Belling externally ducted cooker hood above. Worcester wall mounted combination boiler for instantaneous hot water and gas fired central heating. Space for slot-in fridge, large three-tier pan drawer, two wall mounted cupboards, two base cupboards and large corner cupboard unit. Tiled surround to work surfaces and six inset spotlights to the ceiling. Ceramic tiled floor, single radiator with open book shelf above, full-height glazed door leading to rear garden.

### First Floor Landing Area

With large linen cupboard, access to loft space.

### Rear Bedroom 1

(14' 00" x 8' 06" ) or (4.27m x 2.59m)

With elevated aspect over gardens towards treescape, double radiator, open wardrobe with twin hanging areas and five drawers.

### Central Bathroom/W.C.

With three piece suite in white, wall mounted wash hand basin, low flush WC, panelled bath with rain shower head and hand held shower spray and mixer tap, chrome ladder style towel rail and radiator, built-in extractor and part-tiled walls.

### Front Bedroom 2

(10' 08" x 7' 03" ) or (3.25m x 2.21m)

Built-in single wardrobe with shelves to one side, double radiator and southerly aspect over drive way and treescape.

### Rear Garden

(35' 00" x 20' 00" ) or (10.67m x 6.10m)

Flagged area with maturing shrubbery surround and boundary fencing.







# Sheaf House Cottage, Draycot Road, Blockley , GL56 9DY

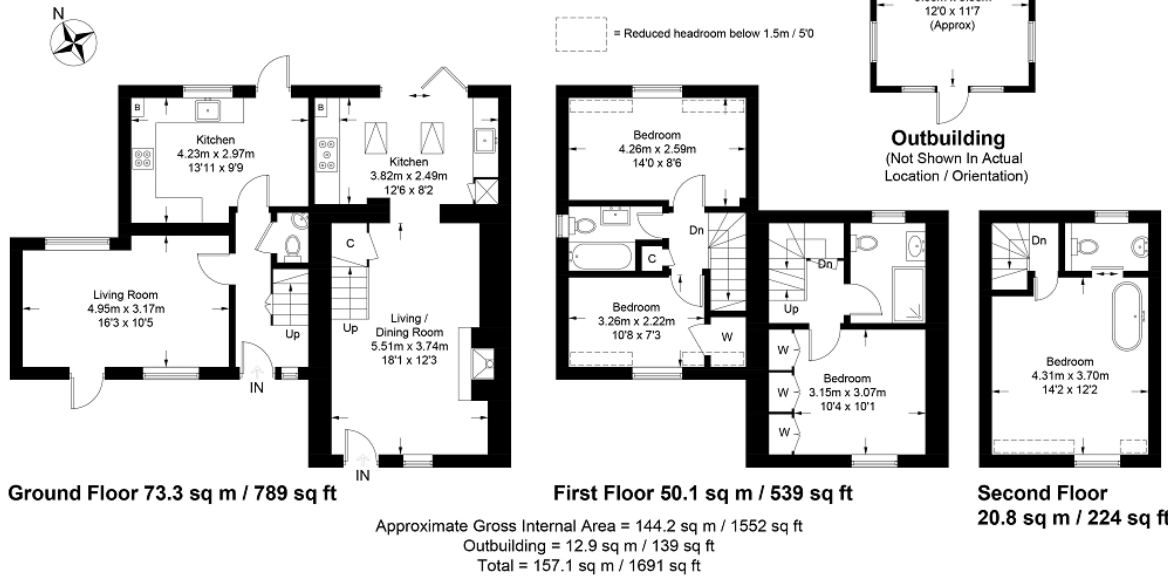


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1023490)

## 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 for Blockley signposted Blockley 1 1/2 miles. When descending into the village continue through a series of bends, passing the village green on the left hand side and the Great Western Arms on the right, then taking the second turning on the right signposted Draycott and into Draycott Road. Continue past the Dell and this is then the next property on the left-hand side and you will be able to park in the driveway off the road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(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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