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Acorn Cottage, Days Lane, Blockley, Moreton-in-Marsh, Gloucestershire. GL56 9HG

Guide Price £395,000, Freehold

Property Description

Positioned midway along a country cul de sac at the fashionable Dovedale end of the high street in Blockley village, this detached, two storey two bedroom character home is originally believed to be built in the 1850's as a quarryman's cottage which has been extended and modernised over the years.

The property now combines the innate character and charm of a period home including a Cotswold stone fireplace and a terraced garden to the rear formed on six levels, culminating in the property enjoying expansive views over trees and surrounding countryside.

More contemporary refinements include fitted kitchen with a built in oven and hob, integrated fridge, gas fired central heating from a combination boiler and UPVC double glazed windows. The property has a bathroom with a shower and off-street parking to the front for one small vehicle.

The property is close to Dovedale woods and therefore walks can be enjoyed in an area of outstanding natural beauty directly from the front door.

Blockley is located midway 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. The village has two public houses and a village shop and café which doubles as a Bistro several evenings a week.

Front Living Room

(13' 10" x 13' 10") or (4.22m x 4.22m)

Stone fireplace with pointed stone chimney breast and electric stove, built in recess to one side with cupboards and shelves, double radiator, UPVC double glazed windows to front and rear, easy staircase rising to first floor.

Breakfast Kitchen

(11' 09" x 6' 08") or (3.58m x 2.03m)

With beech style laminate flooring, laminate worktops fitted to three sides with inset stainless steel sink unit with single drainer and mixer tap, split level electric hob with built in electric circatherm oven and grill below, integrated washer dryer, integrated fridge, three further base cupboards and five drawers, three double wall mounted cupboards and large mirror above breakfast bar, timber panelled ceiling, wall mounted IDEAL combination boiler for instantaneous hot water and gas fired central heating, double radiator, stable style back door leading to side passage.

First Floor Landing Area

With single radiator and window with outlook over garden.

Bathroom / WC

With three piece suite in white, low flush WC, pedestal wash hand basin, enamelled steel bath with wall mounted shower unit, tiled surround. Double radiator and built in linen cupboard.

Front Bedroom 2

(7' 08" x 11' 00") or (2.34m x 3.35m)

Double radiator, views over trees and gardens.

Through Bedroom 1

(15' 00" x 7' 03") or (4.57m x 2.21m)

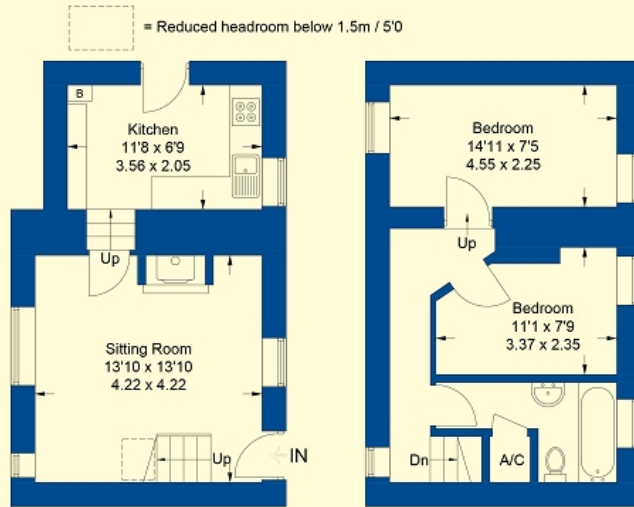
With UPVC double glazed windows to both front and rear, with outlook over the terraced garden, double radiator.

Outside

The property has off-street parking for one small vehicle on a paved area to the front, to the side of the property there is an area housing refuse bins and gas meter, stone steps ascend to the first terraced area with a wrought iron railing surround and flower bed and outside water tap, steps then ascend to a central area also with flower beds and retaining stone wall perfect for al fresco dining, steps then ascend to a second flagged terrace with a timber summer house and seating area with flower beds, steps then ascend to a gravelled area with timber cabin and steps further ascend to an area enjoying excellent views over the surrounding countryside.



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Ground Floor

First Floor



Approximate Gross Internal Area = 60.4 sq m / 650 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID806485)

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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 and after which turn right signposted Blockley one and a half miles. When entering the village 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 left continuing past the village store and into the high street passing The Crown Hotel on the right hand side, Days Lane is then the second turning on the right and this property is the third cottage up on the left hand side. N.B. it may be easier to park on the high street and walk the short distance up to the cottage as turning in this area can be difficult.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(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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