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ESTATE AGENTS

# 10 The Dell , Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9DB

Guide Price £550,000, Freehold

## Property Description

Occupying an idyllic location at the end of a quiet residential cul-de-sac bounded by the gently cascading Blockley Brook, this semi-detached, two-storey, two double bedded contemporary country cottage has been enhanced and embellished by the present owners over recent years and to whom the property pays the highest compliment. The property has a spacious through-living room with a Cotswold stone fireplace with a homely woodburning stove and both this room and the adjacent study have double doors opening on to the stylishly landscaped rear garden. The through-kitchen has been completely refitted with a good range of high calibre units and integrated appliances, quartz work tops and dining area.

At first floor level there are two double bedrooms including an extravagant master suite with an ensuite shower room with a renewed suite and, in tandem with the main bathroom, having contemporary rain shower heads.

Other attractions include a renewed central heating boiler and radiators throughout the property, upgraded wiring, louvred window blinds to most rooms, stylish block paved-style Amtico flooring to most ground floor rooms and all the windows and doors in the property have been recently renewed with high calibre sealed-unit double glazing.

Externally, however, the property has something rather special whereby, across the private driveway, there is a secret concealed decking area adjacent to the brook, cloaked in a screen of mature foliage and perfect for those contemplative moments.

The property has the all important two car parking along its boundary.

Built in the mid 1990's, The Dell is located just off the Draycott Road around quarter of a mile from the centre of one of the most popular villages in the North Cotswolds where there are two public houses, a well-stocked village shop and a fashionable café which doubles as a fine dining restaurant several evenings a week. Scenic walks can be enjoyed in the surrounding countryside directly from the property, the closest one to The Dell being immediately opposite around the entrance around the eastern boundary of the village passing Snugborough Mill.

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 is also famous for being used for the filming of the BBC Father Brown series where it is renamed Kempleford.

## Accommodation comprises:

### Entrance Hall

Stable-style front door, with ash-style parquet Amtico flooring. Easy staircase rising to first floor, batoned balustrade, single radiator and built-in understairs storage cupboard with light. Built-in utility cupboard with space and plumbing for automatic washer.

### Ground Floor Cloakroom

With two piece suite in white, wash hand basin set on to double cabinet, low flush w.c. and chrome ladder-style heated towel rail and radiator. Large circular mirror.

### Garden Room/Study

(11' 03" x 8' 01") or (3.43m x 2.46m)

With double doors opening on to rear garden, single storage cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating with storage below. Column-style vertical radiator.

### Through Living Room

(18' 07" x 10' 08") or (5.66m x 3.25m)

Cotswold stone fireplace with Charnwood Country Mark 2 cast iron woodburning stove inset with stone hearth. Double doors opening on to rear garden, fitted louvred window blinds and two single radiators. Inset spotlights to the ceiling.

### Through Kitchen

(16' 04" x 7' 08") or (4.98m x 2.34m)

With matching Amtico flooring to the hallway. Quartz worktops fitted to three sides with inset 1 1/2 Asterite sink unit with swan-necked chrome mixer tap. Attractive views over rear garden. Integrated Bosch dishwasher and integrated pull-out pan drawer to one side and integrated fridge. Corner carousel unit, six separate base units, seven matching wall-mounted cupboards, illuminated plate rack, integrated split-level Bosch microwave. Concealed pelmet lighting illuminating work surfaces, externally ducted cooker hood over space for electric stove. One separate cupboard housing consumer unit, dining table, double radiator and louvred window blinds.

### First Floor Landing Area

With access to loft space with power and light installed, aluminium drop-down ladder.

### Family Bathroom/W.C.

With three piece suite in white, low flush w.c., wash hand basin with marble surround set in to double cabinet. Panelled bath with tiled interior, rain shower head, hand-held shower spray and folding glazed screen. Ladder-style chrome heated towel rail and radiator. Built-in airing cupboard with low-level radiator and light. Outlook over treescape and The Dell.

### Rear Bedroom 2

(14' 0" x 9' 01") or (4.27m x 2.77m)

With built-in louvred window blinds, single radiator, attractive outlook over rear garden.

### Master Bedroom Suite

(18' 07" x 10' 10") or (5.66m x 3.30m)

Through room with louvred window blinds and views to north and southerly elevation, attractive views over Blockley brook. Two single radiators, inset spotlights to the ceiling.

### En Suite Shower Room / WC

With three piece suite in white, low flush w.c., wash hand basin with marble surround on two drawer unit. Glazed shower cubicle with rain shower head and hand-held shower spray. Large chrome ladder-style heated towel rail and radiator. Louvred window blind and illuminated large circular mirror.

### Rear Garden

With stone-style concrete flags immediately adjacent to the property, perfect as an alfresco dining area with steps ascending to higher level patio seating area and graveled section with ferned area. Well-stocked with shrubs, bushes and a higher level parapet for ornamental purposes. Two apples trees, one Victoria plum tree and one fig tree. Outside water tap feeding a top and bottom layered irrigation pipes. Garden store with power and light installed, space for tumble dryer and access to front garden. Outside lighting.

### Front Garden Area

Graveled section and flagged pathway immediately adjacent to the property, outside light, space for wood store. There are two parking spaces available for this property, one immediately in front of the kitchen and one in front of the living space. Bin store to one side and second outside water tap. Vehicular access must be allowed for the one adjacent property. Beyond the graveled driveway is a private decking area with external power point, wrought iron railings around adjacent to Blockley Brook with steps descending to a lower level seating area for those contemplative moments.

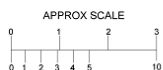
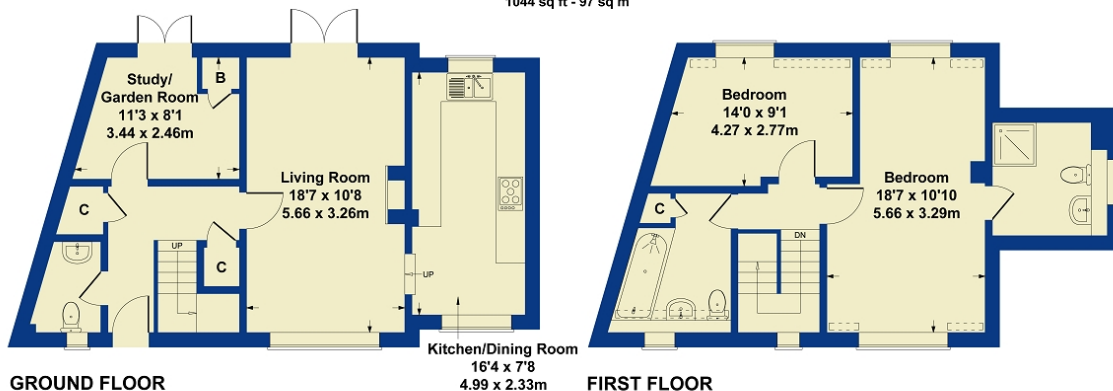
### N.B

Whilst the property owns the land directly in front of its boundaries, at an angle in line with the property's gables, and has the right to park two cars on the private road. There is a covenant on the deeds that pedestrian and vehicular access must be given to the adjacent property number 11. There are similar rights in favour of this property over numbers 9 and 8. There is a further covenant on the deeds that whilst the property can be used as a main or supplementary home and can be let on an assured short term tenancy basis, it can not be used as a holiday let as with all other properties in The Dell.



## 10 The Dell, Blockley, GL56 9DB

Approximate Gross Internal Area  
1044 sq ft - 97 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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 after which, turn right signposted Blockley 1 1/2 miles. When descending in to the village continue past the village green on the left, the Great Western Arms on the right and then taking the second turning on the right in to Draycott Road. The entrance to The Dell is located 50 yards along on the left-hand side. There is a landscaped area where a car can be parked immediately ahead, then proceed on foot over the bridge turning right to this property which is the penultimate one on the left-hand side. Please be courteous to other residents for vehicle turning purposes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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