



3 Barn Ground Close | Blockley | Moreton-in-Marsh | GL56 9AY



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Cheltenham 22 miles

Oxford 32 miles

Moreton-in-Marsh 4 miles

Stratford-upon-Avon 18 miles

A unique detached two bedroom  
bungalow in a quiet village location.

Open-plan Living Room and Kitchen | Mezzanine  
Area | Utility | Master Bedroom | Ensuite Dressing  
Room | Ensuite Bath and Shower Room/WC |  
Bedroom 2

EPC rating B81

Guide Price: £795,000



Positioned in a quiet country cul-de-sac location on a large 0.25 acre plot within ear shot of the gently cascading Blockley Brook, this quite unique detached, two bedroom bungalow residence is located at the end of a cluster of other honeyed Cotswold stone homes built by Cameron Homes between 2020 and 2022.

There are many stunning features in the property but one of most regarded is the open-plan living space with a 18 foot high Apex ceiling, a substantial log burner and quadruple folding doors opening on to the southerly facing rear garden. The room is further complimented with a mezzanine area above, perfect as a study or an occasional third bedroom and the expansive fitted kitchen has quartz work tops and a good range of integrated appliances.

The master bedroom suite has not only a four piece ensuite bath and shower room but its own five wardrobe dressing room and double French doors opening on to the garden.

The property is warmed with gas fired piped underfloor heating with eight individual separately controlled zones and a combination of ceramic tile and carpeted flooring. Externally there is a completely enclosed rear and side garden taking full advantage of the sun most of the day, off-street parking to the front for at least six vehicles in addition to the property having its own car port and garage. Only to be described further in superlatives, the property offers vacant possession on completion and is strongly recommended for internal inspection.

Barn Ground Close is positioned just off Draycott Road less than half a mile from the centre of Blockley village and mid-way between the Cotswold café society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are a wide range of shops, supermarkets and its own railway station with links to Oxford and London Paddington. The village has two public houses, a small supermarket adjacent to a very fashionable café which doubles as a fine dining restaurant several evenings a week. There are scenic walks to be enjoyed directly from the property in an area of outstanding natural beauty.




## General

Council tax band E

## 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 through the crossroads adjacent to the village green, passing the Great Western Public House on the right hand side, then taking the second turning on the right in to Draycott Road. Continue through a series of bends and the entrance to Little Shoe Broad is then on the left-hand side, continue straight on in to Barn Ground Close following the road round to the left and directly in to the grounds of this property.

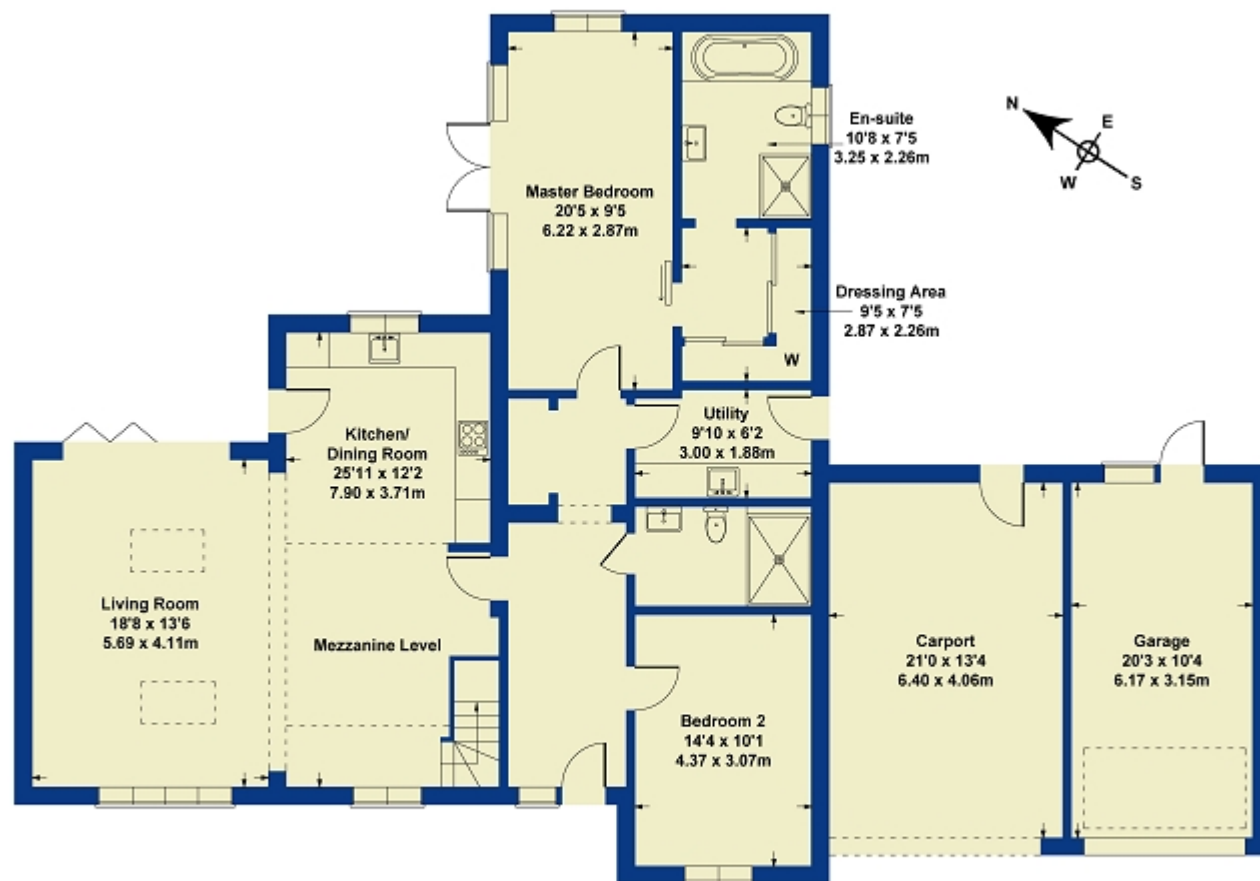
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	89
(69-80) <b>C</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		
England, Scotland & Wales	EU Directive 2002/91/EC	

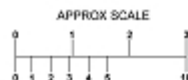
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Approximate Gross Internal Area  
1433 sq ft - 133 sq m  
(Excluding Carport & Garage)



GROUND FLOOR



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.

Produced by Potterplans Ltd. 2024

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ESTATE AGENTS

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