



Hawthorn Cottage

High Street | Blockley | Gloucestershire | GL56 9HF

HOLMANS
ESTATE AGENTS

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Stratford-upon-Avon 20 miles

Cheltenham 17 miles

Oxford 30 miles

Moreton-in-Marsh 4 miles

Three storey, three bedroom, Grade II Listed cottage positioned at the Dovedale end of Blockley High Street.

Sitting Room | Kitchen | Living Room | Two bedrooms with Ensuities | Third Bedroom | Large Family Bathroom | Utility & Ground Floor Cloakroom

EPC rating C70

Offers Over: £780,000



Positioned at the fashionable Dovedale end of the High Street and an integral part of the street scene of the beautiful village. This end of terrace three storey, three double bedroom Grade II early 18th Century cottage has undergone a complete program of modernisation.

Combining the innate character and charm of a period home with all the contemporary refinements of modern day living the property now has a substantial two-storey extension to the rear creating a whole new dimension to an already stunning home.

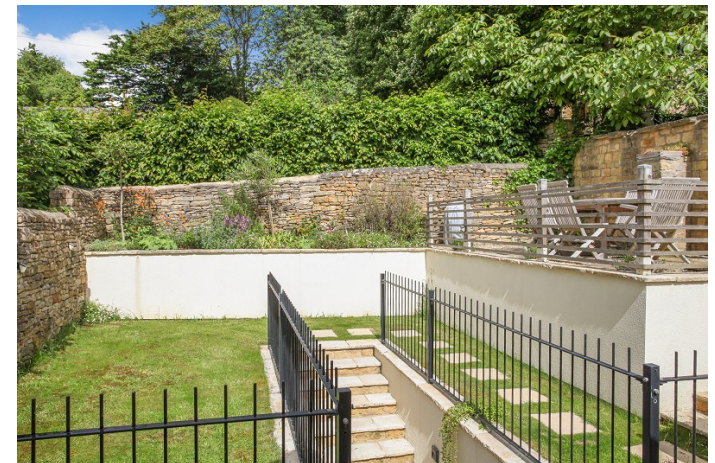
The property has a welcoming sitting room to the front with an Inglenook fireplace housing a wood burning stove. There is a stylish modern Dove Grey fitted kitchen with a range of integrated appliances and a light and airy rear living room with a lantern roof and direct access on to the landscaped garden.

On the first floor there are two bedrooms; one with an ensuite shower room and a separate family bathroom with a four-piece suite including a roll top bath. The master bedroom is on the second floor enjoying some excellent views over the village also has a spacious ensuite bathroom.

The property is warmed with gas fired central heating from a pressurised water system including piped underfloor heating to the main of the ground floor. There is electrical underfloor heating in the main bathroom and the master bedroom ensuite.

Externally the property has off street parking for one vehicle (which is unusual for this part of the village), and at the rear there is a small beautifully landscaped garden with an elevated dining terrace.

The Dovedale end of Blockley in which the property is located is a no through road, which minimises the traffic flow and gives access to some wonderful walks in the surrounding countryside. The village itself has two public houses, a good quality village store and a caf which is open daily and serves as a fine dining restaurant several evenings a week. Blockley is located mid-way between the Cotswold caf society of Chipping Campden and the traditional market town of Moreton-in-Marsh with direct links to London Paddington.



General

Council tax band D

Directions

From our Moreton-in Marsh office turn left and at the A44 turn right and continue through the village of Bourton-on-the-Hill after which turn right signposted Blockley 1.5 miles. When entering the village continue through a series of bends, adjacent to the village green turn left following the sign to Broad Campden. At the T-junction turn left, continuing past the caf and village store as the roads narrows becoming the High Street. Pass the Crown Hotel and Chapel Lane on the right hand side and after a further 400 hundred yards Hawthorn Cottage is positioned on the right hand side just before Days Lane.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(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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Approximate Gross Internal Area = 131.5 sq m / 1415 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID878859)

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