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ESTATE AGENTS



# Beckwood, High Street, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9HW

Guide Price £465,000, Freehold

## Property Description

Positioned within earshot of the gently cascading Blockley Brook which forms part of the rear boundary of the property's garden, this semi-detached, four storey, two double bedroom village retreat is located at the fashionable Dovedale end of Blockley High Street and enjoys views over gardens towards open countryside to the rear.

Located on pedestrian Donkey Lane, only a few yards from the High Street, the property enjoys a secluded location with not only a rear patio but a triangular shaped lawned garden and a decking area for al fresco dining beside the brook.

Full of the innate character and charm of a period home, the property has many exposed oak beams, elm floorboards, exposed pointed stone walls, Apex roof timbers in the master bedroom and a very distinctive triple-tiered bay window to the rear with built-in window seats all enjoying the finest views.

The snug lower ground floor dining/kitchen has a range of built in appliances and bespoke units with granite style worktops and a distinctive stable door to the garden.

The through living room on the ground floor has a substantial inglenook fireplace with a homely wood burning stove and the property is further warmed with gas fired central heating from a combination boiler. There is a double bedroom and a bathroom on the first floor and a spacious master bedroom on the second floor with both bay and dormer windows.

The property is suitable for not only a main home, a supplementary home but also as a holiday cottage for investment purposes.

Many walks can be enjoyed directly from the property, only a few hundred yards away in Dovedale woods and the high street is on a level position and is a short walk from the Crown Hotel and beyond lies the Great Western Arms and Blockley village shop and café, which doubles as a restaurant on Friday evenings.

Blockley is located mid-way 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.

## Accommodation comprises:

### Through Living Room

(18' 09" x 12' 05") or (5.72m x 3.78m)

Particularly attractive southerly aspected window to the rear with open outlook over countryside and the gently cascading Blockley Brook. Substantial inglenook fireplace with cast iron wood burning stove, single radiator, exposed beams and batons to the ceiling. Display recess to one side of chimney breast, built in gas meter cupboard and high level electric meter cupboard. Two wall mounted light points, staircase rising to first floor.

### First Floor

#### Rear Bedroom 2

(11' 06" x 13' 02") or (3.51m x 4.01m)

Outlook over countryside and the brook. Exposed elm floorboards. Oak beams to the ceiling, single radiator and built in single wardrobe. Wall mounted light point.

#### Bathroom / WC

(7' 02" x 5' 03" ) or (2.18m x 1.60m)

With three piece suite in white, pedestal wash hand basin, low flush wc and enamel steel bath with hand held shower attachment and wall mounted thermostatic shower spray. Built in extractor, exposed beams and vanity mirror. Chrome ladder style heated towel and radiator. Tiled surround to bath.

### Second Floor

#### Master Bedroom Suite

(18' 10" x 12' 09") or (5.74m x 3.89m)

With exposed purlins and a-frame roof timbers. Southerly facing bay window to the rear and northerly facing dormer window opposite. Two double radiators and double glazed velux swing window. Wall mounted light point. Double and single built in wardrobes, easterly aspected window with outlook over gardens and countryside. Double built in cupboard into eaves.

### Lower Ground Floor

#### Dining Kitchen

(15' 01" x 10' 11") or (4.60m x 3.33m)

With terracotta tiled floor, granite style work surfaces fitted to two sides with inset stainless steel sink unit with single drainer and mixer tap. All bespoke built in units incorporating integrated Bosch dishwasher, integrated Neff washer/dryer. Split level Neff hob with built in electric circatherm oven below. Four separate base cupboards and three matching wall mounted cupboards. Exposed pointed stone walls and built in window seat to the rear with mullioned window enjoying an attractive outlook over the rear garden and countryside. Built in boiler cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating. Chrome ladder style heated towel rail and radiator and stable style back door giving access to the rear open porch covered area with access to two sections of the garden.

### Garden

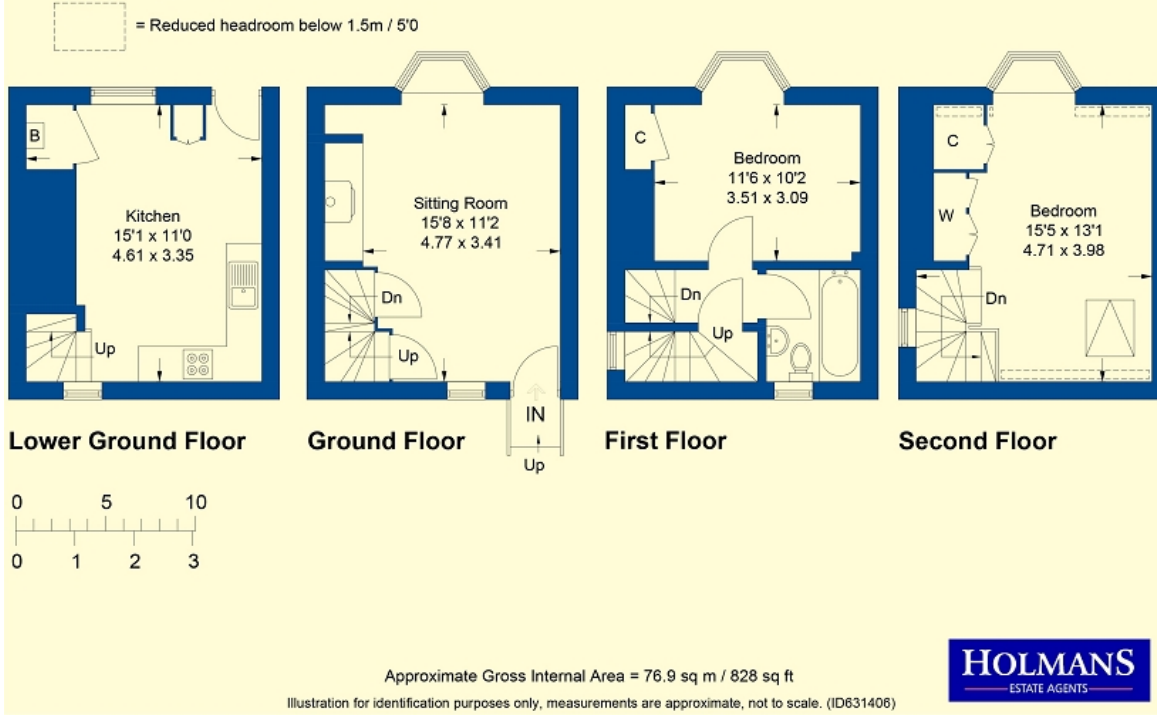
One having a flagstone base with side garden areas and wall adjacent to the brook and side garden area triangular in shape approximately 50ft wide by 30ft deep. Mature fruit trees and predominantly laid to lawn with well stocked shrubbery and flower borders and retaining random Cotswold stone wall adjacent to Donkey Lane. There is a particularly attractive decking area for al fresco dining positioned to take full advantage of the sun most of the day.







# Beckwood Cottage, High Street, Blockley, GL56 9HW



## 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 1.5 miles. When descending into the village continue through a series of bends and to a crossroads adjacent to the village green. Turn left keeping the green on the left hand side and at the following t-junction turn left continuing past the shop and cafe, passed the Plantagenet church and into the high street. Pass the Crown Hotel on the right hand side and after a further quarter of a mile, just after Brook Lane on the left and Days Lane on the right, park on the left hand side and a short walk further on you will see pedestrian lane on the left. This is then the second of a pair of semi detached cottages on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>		86	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	50		(39-54) <b>E</b>	47	52
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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