



HOLMANS
ESTATE AGENTS

40a Park Road, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9BZ

Guide Price £495,000, Freehold

Property Description

Built circa 2021 to perfectly compliment the street scene of a row of character properties and substantially extended to the rear, this deceptively spacious end terraced three-storey, two bedroom contemporary style cottage is positioned to enjoy some amazing views over the deer park and countryside to the rear and is strongly recommended for internal inspection.

On the ground floor there is a full length living kitchen with fitted seating around the dining table and a particularly stylish kitchen with quartz work tops and a range of integrated appliances.

The most stunning feature, however, is when descending in to the rear living area which has a feature lantern roof and tri-fold doors opening in to the rear patio where interior and exterior perfectly combine. There is also a utility room and ground floor w.c. on this level. On the first floor there are two double bedrooms both with open outlooks and, particularly to the rear which has the best views in the property. There is a fully tiled shower room/w.c. with a rain shower head.

From a technical point of view the property has underfloor heating to each floor and UPVC double glazed windows and doors giving the property an energy performance rating of B.

Externally the gardens have been flagged for ease of maintenance and creates two separate eating areas, one immediately adjacent to the property and one further down where there is a private seating area with some engaging views and where deer often graze adjacent to the fencing.

Only to be described further in superlatives this stunning property must be seen first hand to be truly appreciated.

The property is located about quarter of a mile from the centre of one of the most popular villages in the North Cotswolds where there is an attractive village green, popular local shop and tea rooms which doubles as a fine dining restaurant several evenings a week. The village has two public houses and is perfectly located for scenic walks in the surrounding countryside, an area of outstanding natural beauty. Blockley is located midway between the cosmopolitan Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh with its own railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Hall

With easy staircase returning to first floor with hand rail.

Through Dining Room and Kitchen

(24' 6" x 9' 3" Min x 12' 6" Max) or (7.48m x 2.83m Min x 3.80m Max)

With light oak Karndean-style flooring throughout.

Dining area

Fitted on two sides with built-in seating to dado height, wall-mounted tv point. Built-in understairs storage cupboard with light.

Kitchen Area

With gallery-style batoned balustrade. Quartz work tops fitted to three sides with inset solar mix sink unit and integrated drainer to one side. Tiled surround to work surfaces. Split-level fridge with freezer below, integrated dishwasher. Seven separate base units and peninsular breakfast bar. Smeg slot-in five ring Range cooker and plate warmer with canopied cook hood above. Four matching wall-mounted cupboards. Stunning views over parkland towards undulating countryside. Fourteen integrated spotlights to the ceiling and child gate.

First Floor Landing Area

With access to loft space and built-in cloaks cupboard.

Front Bedroom 2

(10' 6" x 8' 7") or (3.19m x 2.62m)

UPVC double glazed window with louvred blind and open outlook over farmland. Double built-in wardrobe with high-level cupboard and double built-in overstairs store cupboard.

Central Shower Room/W.C.

Ceramic tiled floor with underfloor heating. Fully tiled walls. Close coupled low flush w.c., wall-mounted ceramic wash hand basin with double mirrored vanity cupboard above. Walk-in shower with large rain shower head and hand-held shower spray. Built-in extractor and four inset spotlights. Wall-mounted Mira shower control.

Rear Bedroom 1

(9' 2" x 13' 1") or (2.80m x 3.98m)

Double glazed window with louvred blind and stunning views over countryside. Two double built-in wardrobes with central dressing area with three drawers and parquet-style oak top. Wall-mounted tv point and ceiling filter.

Lower Ground Floor

Living Room

(19' 11" x 12' 2") or (6.07m x 3.70m)

With light oak-style Karndean flooring. Tri-fold doors opening on to patio garden with stunning views. Lantern roof light creating a light and airy room. Eleven integrated spotlights.

Rear Utility Room

With laminate worktops, inset 1 1/2 ceramic sink unit with single drainer and mixer tap. Space and plumbing for slot-in washing machine and space for tumble dryer. Part-tiled walls, built-in extractor. Matching flooring to the living room.

Ground Floor Cloakroom

With two piece suite in white, wash hand basin set on to cupboard, close coupled low flush w.c., built-in extractor. Cupboard housing consumer unit and heating manifold.

Outside

Rear Garden

Formed in three separate levels with flagstone patio immediately adjacent to the living room. Interwoven fencing to each side. Central ornamental garden area and steps descending to lower level garden also flagged and perfectly positioned to enjoy open outlook over the deer park and surrounding countryside.



The Gap, 40A Park Road, Blockley, GL56 9BZ

Approximate Gross Internal Area
919 sq ft - 85 sq m



LOWER GROUND FLOOR

GROUND FLOOR

FIRST 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



Directions

From our Moreton-in-Marsh office, turn left and at the first mini-roundabout turn right along the A44 towards Broadway 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 turn left at the crossroads adjacent to the village green and at the following T-junction turn right towards Chipping Campden and in to Park Road. This property is then positioned two thirds of the way along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		116
(81-91) B	83	
(69-80) C		
(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.



MISDESCRIPTIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

