



**HOLMANS**  
ESTATE AGENTS

10 Millview, Blockley Court, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9AZ

£1,750 p.c.m

## Property Description

Positioned in a quiet residential cul-de-sac to enjoy an idyllic view to the rear over a small waterfall and a gently cascading Blockley Brook, a former Mill Race, towards gardens and open countryside, this next to end terrace, three storey, three bedroom contemporary style cottage is available from the 21st February 2025 and internal viewing is essential to fully appreciate all the property's attributes.

There is a spacious living room with a homely gas-fired stove and on the first floor there are two double bedrooms and two bathrooms which have recently been renewed, one ensuite to the master at the rear also enjoying the best views.

The lower ground floor offers a living kitchen with a good range of units and integrated appliances with a central work podium and ample space for a dining table with a large American fridge-freezer included in the tenancy. This room in turn leads to an outside patio, perfect for alfresco dining and the four properties in this row have access over a purpose-built bridge to the separate garden beyond which will be maintained as part of the tenancy.

Further attractions include a lower ground floor utility room, gas fired central heating, a ground floor bedroom or study and two allocated parking spaces within Blockley Court. The property has recently been redecorated throughout.

The property is located towards the centre of Blockley village close to the village green, two public houses, the local primary school, a well stocked village shop and a very fashionable Blockley Cafe which doubles as a fine dining restaurant several evenings a week. The property is within the catchment area for Chipping Campden Secondary School.

## Accommodation comprises:

### L Shaped Entrance Hall

With engineered oak flooring. Easy staircase rising to first floor with batoned balustrade and staircase descending to lower ground floor. Single radiator with canopied surround, corner wall-mounted triangular coat rack. Nest thermostat.

### Living Room

(14' 4" x 12' 5") or (4.37m x 3.78m)

Gas fired wood burning-style stove with slate hearth and double cupboards and shelves to each side of the chimney breast and glazed cabinets to each side. Double radiator. Spectacular views over Blockley Brook towards gardens and countryside.

### Front Bedroom 3/Study

(11' 7" x 7' 4") or (3.53m x 2.23m)

With single radiator.

### First Floor Landing Area

With single radiator, an air circulator unit (used to mitigate any condensation).

### Front Bedroom 2

(15' 0" x 7' 5") or (4.57m x 2.27m)

With corner sited double partially mirrored wardrobe, single radiator. North-westerly aspect towards St Peter and St Pauls Church. Built-in understairs airing cupboard with foam-lagged cylinder and immersion heater.

### Family Bathroom/W.C.

With three piece suite in white, wash hand basin set on to double cabinet, low flush w.c. Enamel steel bath with fully tiled surround and rain head shower spray and hand held shower spray. Single radiator and circular mirror.

### Rear Bedroom 1

(15' 1" x 9' 5") or (4.59m x 2.87m)

Two windows with attractive outlook over Blockley Brook towards countryside. Single radiator. Single, almost full-height, wardrobe with mirrored fronts and two double mirrored wardrobes opposite.

### Ensuite Shower Room/WC

With three piece suite in white, wash hand basin set on to oak shelf, low flush w.c. Walk-in shower with fully tiled cubicle with rain shower head and hand-held shower spray, glazed door. Chrome ladder-style heated towel rail and radiator. Wall-mounted illuminated shaving mirror.

### Lower Ground Floor

#### Inner Hallway

With engineered oak flooring, single radiator.

#### Utility Room

(8' 10" x 7' 5") or (2.69m x 2.27m)

Laminate work top with slot-in AEG energy efficient heat-pump tumble dryer and matching automatic washing machine. Stainless steel sink unit with single drainer. Two base cupboards, six wall-mounted cupboards, single radiator.

### Lower Ground Floor Cloakroom

With two piece suite in white, low flush w.c., wall-mounted wash hand basin. Single radiator. Part-tiled walls and built-in extractor.

### Rear Living Kitchen

(15' 2" x 19' 2" Max) or (4.62m x 5.84m Max)

With light oak engineered flooring, oak parquet central podium with three base cupboards, vegetable racks and four drawer unit. Matching work tops fitted to two sides with five ring AEG gas hob with double width externally ducted cooker hood above. Tiled surround to work surfaces, integrated moulded stainless steel sink, integrated Zanussi dishwasher. Pull-out unit, two integrated cutlery trays, two 2 tier pan drawers, two integrated spice racks and three further base cupboards. Four matching wall-mounted cupboards, one housing Ideal boiler. Large vertical column radiator. Double doors opening on to rear garden, ample space for large dining table. American-style Maytag freestanding fridge-freezer plugged in with ice and water feed. Four integrated ceiling speakers controlled by an amplifier in one corner compatible with Alexa. Split-level Zanussi microwave with built-in matching electric circathern oven below.

### Outside

## Rear Garden

Split-level patio garden perfect for alfresco dining, with several planted areas. Outside store, single outdoor wall mounted light and water tap. Railings lead to pathway over which there are rights of way for one other property and also leading to a dedicated bridge with access to further garden, the boundaries of which are directly inline with the property and leads to a raised garden plot and picnic area. The sloped garden will be maintained on a regular basis by the landlord.

## Parking

There is allocated parking for this property, a numbered parking space to the northern end of the property and immediately outside the property there are four parking bays. The third one from the left is delegated to this property and includes an EV charging point.

## Terms & Conditions:

Available 21st February 2025.

Unfurnished.

Rent: £1,750.00 pcm payable monthly in advance by standing order.

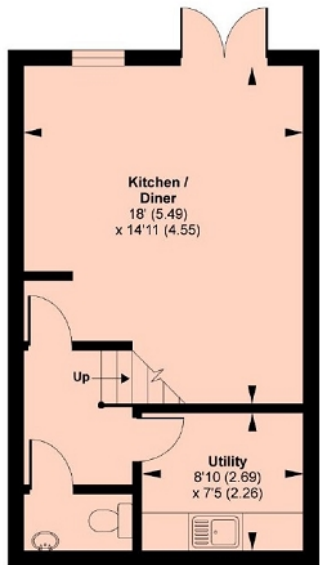
Holding Deposit £400.00. This property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however, this will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

Security Deposit: £2,015.00 (refundable at the end of the tenancy subject to a final inspection).

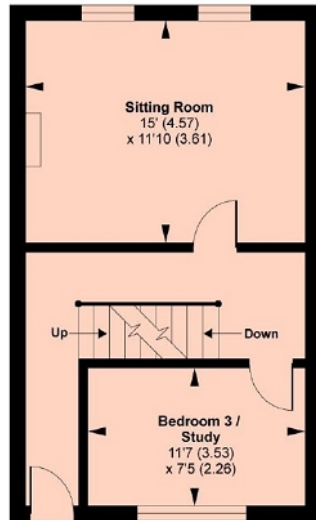


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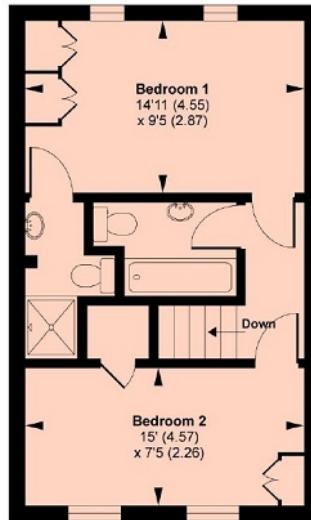
MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1164 SQ FT 108.1 SQ METRES



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

## Directions

From our Moreton-in-Marsh, turn left and at the second mini-roundabout turn right 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, continue through a series of bends and at the following crossroads, opposite the village green, turn right in to Mill View. The road bends round and this is the second one in four cottages.

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