



HOLMANS
— ESTATE AGENTS —

Rose Bank, High Street, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9EX

Guide Price £495,000, Freehold

Property Description

Forming an integral part of the street scene in one of the most popular villages in the North Cotswolds, this deceptively spacious, inner terraced, three bedroomed, four storey, period property has been sympathetically restored and is strongly recommended for internal inspection.

The property is warmed with a homely wood burning stove in the living room, a gas fired AGA in the beautifully fitted kitchen and gas fired central heating from a combination boiler. Many character features include exposed elm floorboards, several built in window seats, a distinctive box bay window to the front, many exposed ceiling beams and recently installed stair rods to each of the three staircases and there are superb views to the rear in a south easterly direction towards undulating countryside.

The master bedroom has its own ensuite shower room in addition to a further shower room on the second floor where there are two more bedrooms, one of them having the best views in the property.

Externally the property has a 60 ft enclosed rear garden with a central patio for al fresco dining.

Rosebank is positioned midway along Blockley High Street which culminates in Dovedale woods where there are many walks to be enjoyed around the village in an area of outstanding natural beauty. The village has two public houses, a well stocked village store and adjacent cafe which opens as a restaurant several evenings a week. The village has its own primary school and is located midway between the popular market towns of Chipping Campden and Moreton-in-Marsh with the latter having its own railway station with links to Oxford and London Paddington.

Accommodation comprises:

Living Room

With a random pointed stone chimney breast and a Clearview cast iron wood burning stove. Built-in cupboards and book shelves to each recess of chimney breast, built in window seat to both front and rear with particularly attractive south easterly aspect over garden and countryside. Exposed beams to the ceiling and easy staircase rising to first floor. Double radiator with shelf above and telephone point. Exposed elm floorboards.

First Floor Landing Area

With gripper rods and weave mat carpet.

Master Bedroom

With exposed elm floorboard with built in bookshelves, window seat with double radiator below and excellent views towards countryside. Three wall mounted light points with pelmet above. Double built in wardrobes and built in under stairs storage cupboard.

Ensuite Bathroom/WC

With oak-styled Karndean flooring, three piece suite in white, pedestal wash hand basin, low flush WC and and panelled bath with shower attachment. Built in window seat, chrome ladder style heated towel rail and radiator and two fitted vanity units.

Second Floor Landing Area

With one double and one single built in cupboards.

Bedroom 2

With exposed purlin, dormer window with outlook over countryside, double radiator, exposed stained floorboards.

Shower Room/W.C.

With three piece suite in white, wall mounted wash hand basin, low flush WC and corner delta shaped shower cubicle with sliding glazed doors, light and shower head above. Built in extractor, single radiator and double built in storage cupboard, ceramic tiled floor.

Bedroom 3

With exposed timber floorboards, single radiator and low level window with outlook along Blockley High Street. Single radiator and built in bookshelf, exposed ceiling beam and roof timbers.

Lower Ground Floor

With marble style ceramic tiled flooring. Kitchen fitted on three sides with solid parquet beech worktops, gas fired AGA stove, inset stainless steel sink unit with single drainer and mixer tap, space and plumbing for dishwasher, eleven separate base cupboards one housing corner carousel unit, wall mounted meter cupboard, exposed beams and battens to the ceiling, built in under stairs storage cupboard, part tiled surround to worktops.

Rear Utility Room

With housing for Worcester combination boiler for instantaneous hot water and gas fired central heating. Space and plumbing for automatic washer, one wall mounted cupboard and two base cupboards. Matching floor tiles to the kitchen, double radiator.

Outside

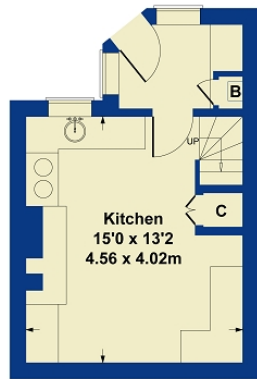
Rear Garden

Approximately 60 feet deep x 15 feet wide. With block paved patio immediately adjacent to the property with ornamental well. Outside water tap. Central patio area perfect for al fresco dining with well stocked hedgerow and flower bed opposite. Further lawned area with timber cabin and log store. Half crown cottage the adjacent property has right of access over this property as does Rose Bank over the adjacent property The Knoll.



Rose Bank, High Street, Blockley, GL56 9EX

Approximate Gross Internal Area
915 sq ft - 85 sq m



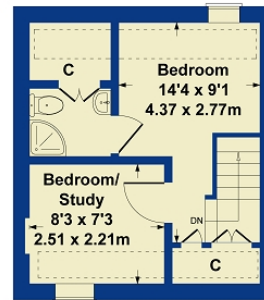
LOWER GROUND FLOOR



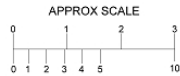
GROUND FLOOR



FIRST FLOOR



SECOND 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. 2025

HOLMANS
ESTATE AGENTS

Directions

From our Moreton-in-Marsh office, turn left and at the second mini roundabout turn right continuing through the village of Bourton-on-the Hill after which turn right signposted Blockley 1 1/2 miles. Continue down into the village and after a series of bends turn left at the crossroads adjacent to the village green, at the end of which turn left passing Blockley shop and cafe on the left hand side, as the road narrows continue into the High Street and this property is then a few hundred yards on the left hand side opposite The Crown Inn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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.

rightmove

onTheMarket.com

THE
GUILD
PROPERTY
PROFESSIONALS

MISDESCRIPTIIONS 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.

HOLMANS
ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX
Tel: 01608 652345

Email: sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

121 Park Lane, Mayfair, London W1K 7AG
Tel: 02074 098391