



Boveton Hill

Chapel Lane | Blockley | Gloucestershire | GL56 9BD

HOLMANS
ESTATE AGENTS

Boveton Hill

Chapel Lane | Blockley | Gloucestershire |
GL56 9BD

Moreton-in-Marsh - 4 miles
Stratford-Upon-Avon - 18 miles
Oxford - 34 miles
Cheltenham - 23 miles

A charismatic country retreat
occupying an enviable village hill top
location.

Dining Room | Breakfast Kitchen | Two Living
Rooms | Library/Study | Conservatory/Garden
Room | Master Bedroom Suite | Two/Three Further
Bedrooms | Garage |

EPC rating D63

Guide Price: £1,350,000



Occupying an enviable hill top location with views from eleven rooms over Blockley village towards distant countryside, this charismatic, three-storey, three/four bedroom village retreat offers over 3,000 square feet accommodation and must be viewed internally to be fully appreciated.

Part of the property is formed from a converted coach house with extensive redevelopments in the mid 1970s, curving round a central courtyard to the rear creating a perfect private area for alfresco dining with delightful views over almost a sixth of an acre of landscaped gardens and countryside.

The property has three separate reception rooms with not only two living rooms on the ground floor but a more decadent living room on the first floor and a balcony to enjoy some of the best views. The master bedroom suite not only includes a spacious four piece bathroom with whirlpool bath but also a galley-style dressing room and an American-style utility area. There is a bespoke fitted kitchen with a range of appliances and a large rear conservatory adjacent to the courtyard.

The property is warmed with gas fired warm air central heating, sealed unit double glazing and a spectacular real fire with a basket cradle in a chimney between the two living rooms.

Externally, the property has off-street parking for one vehicle in addition to a spacious garage with an electronically operated roller shutter door. The rear garden is formed on several levels with a patio, lawn, ornamental and landscaped gardens for those private contemplative moments.

Boveton Hill is positioned at the junction of Chapel Lane and Bell Bank at the top of the village with easy access of two public houses, the well-stocked village shop and fashionable cafe that doubles as a fine dining restaurant several evenings a week.

Only to be described further in superlatives, this property has not been on the market for the last forty years and will therefore attract a great deal of attention.



General

Council tax band G

Directions

From our Moreton-in-Marsh office, turn left and at the first mini roundabout turn right towards Broadway. Continue through the village of Bourton-on-the-Hill, after which turn right signposted Blockley 1 1/2 miles. When entering the village continue to the crossroads with the village green on the left-hand side turning left, left again and at the following T-junction continuing past the shop and the Crown Hotel and then turn right, up the hill in to Chapel Lane. This property is positioned at the end of Chapel Lane on the right-hand side overlooking a small village green.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	63
(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 = 334.5 sq m / 3600 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1246492)