



HOLMANS
ESTATE AGENTS

Silk Cottage, 1 Court Cottages, Blockley Court, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9BT

Guide Price £325,000, Freehold

Property Description

Positioned in a hideaway location close to the centre of one of the most popular villages in the North Cotswolds and providing particularly individual accommodation, this end-terraced, Grade II listed, three-storey one bedroom property is within earshot of the former mill race, the gently cascading Blockley Brook, and has been totally transformed over recent years and is strongly recommended for internal inspection.

On entering the property, one is immediately impressed by the clear smart lines and best use of space being made with a stylish fitted kitchen having marble work tops and some integrated appliances and a bijou but immaculately presented shower room/w.c.

At first floor level there is a comfortable living room with a homely woodburning stove and twin window seats and two windows overlooking the communal grounds. The second floor bedroom has a dormer window, excellent views and a bank of fitted wardrobes to one wall.

Character features of the property include leaded pane glazing to all windows, some original exposed beams, original elm floor boards to the living room and the property is supplied with gas fired central heating supplied from a combination boiler.

Externally the property has a small private garden and communal use of the central lawned garden, approximately 50 feet square, and beyond which the property has the right to park one vehicle in the communal parking area.

Blockley Court is located close to the village green at the bottom of Mill View and approached by an archway which was once part of the old mill itself.

Blockley village is located midway between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are rail links to London Paddington. The village has two public houses, its own very well stocked shop adjacent to Blockley cafe which opens as a fine dining restaurant several evenings a week. There are many walks to be enjoyed directly from the cottage within the surrounding countryside and the property has indeed been used as a very successful holiday cottage in the recent past.

The village is also famous for being featured as Kembleford in the BBC series Father Brown.

Accommodation comprises:

Ground Floor

Beech-style Karndean flooring with underfloor heating. Easy staircase rising to first floor, built-in understairs cupboard.

Kitchen

(11' 0" x 7' 09") or (3.35m x 2.36m)

Fitted on three sides with marble worktops, inset 1 1/2 sink unit with integrated drainer and swan necked mixer tap. Boiler cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating. Neff four ring electric hob with fitted Elica externally ducted cooker hood above. Built-in Hotpoint electric circathem oven below. Three drawer stack, integrated spice drawer, five separate base cupboards, one housing integrated fridge, integrated refuse disposal unit. Two wall-mounted cupboards. Split-level CDA microwave with book shelf to one side. Attractively tiled surround to work surfaces, part of which is formed with a two seat breakfast bar. Double radiator.

Separate Shower/WC

Beech-style flooring to match the kitchen. Three piece suite in white with close coupled low flush w.c., wash hand basin with two drawers below. Walk-in fully tiled shower cubicle with rain shower head and hand-held shower spray. Chrome ladder-style heated towel rail and radiator. Built-in Vent Axia extractor fan.

First Floor Landing Area

With double radiator, oak bannister, returning staircase to second floor.

Sitting room

(11' 07" x 9' 11") or (3.53m x 3.02m)

Original elm floorboards, cast iron woodburning stove set in to original fireplace. Two double leaded paned windows with particularly attractive outlook over communal gardens. Two built-in window seats. Exposed beams to the ceiling, single radiator. Corner built-in understairs cupboard.

Second Floor

Bedroom

(12' 11" x 12' 01") or (3.94m x 3.68m)

Exposed oak purlins and roof timbers. Dormer window with leaded panes and attractive outlook over communal gardens. Two double built-in wardrobes. Double radiator.

Outside

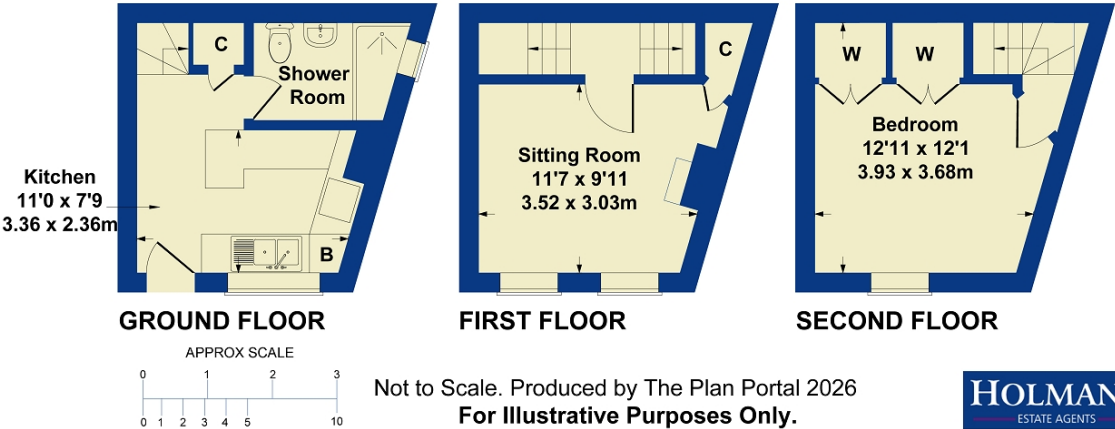
Garden

Triangular shaped garden immediately in front of the property with flag base and mature foliage surround. Two timber outside stores and a log store to the side. Pathway leading to lawned front garden which is shared between the four frontages, Silk Cottage, Brook Cottage, Appletree Cottage and Archway Cottage. All of which pay a service charge to the management company of £596.00 per annum. Within earshot of the former mill race, the gently cascading Blockley Brook.



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Approximate Gross Internal Area
463 sq ft - 43 sq m



Directions

From our Moreton-in-Marsh office, turn left and at the first mini-roundabout turn right towards Broadway along the A44, 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 two bends and at the following crossroads, adjacent to the village green, turn right in to Millview. Continue as the road bends to the right and then left and then through the square archway in to a large parking area. Silk is then the end one of four cottages approached by the pathway in front.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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