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ESTATE AGENTS

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

Guide Price £415,000, Freehold

Property Description

Positioned close to the northern extremity of this particularly picturesque North Cotswold village and offering beautifully appointed and slightly extended accommodation, this inner-terraced, two-storey, two bedroom Cotswold retreat has the benefit of an open outlook over farmland to the front and stunning views to the rear over countryside towards the Brailes hills.

Each room has a cosy ambience enhanced with a window seat and renewed window shutters in the living room, the rear bathroom has an antique free-standing roll top bath, there is an original, ornamental fireplace to the main bedroom and on the lower ground floor the extended accommodation includes a stylish fitted kitchen, antique beam and an original stone fireplace with a homely gas-fired woodburning stove.

From the living kitchen double patio doors extend to several sections of garden including a patio and lawn immediately adjacent to the property, a further patio and then a large summerhouse suitable for entertaining which in turn has its own covered veranda with a swing seat enjoying stunning easterly views in a private setting towards undulating countryside.

More contemporary features of the property include gas fired central heating from a combination boiler and renewed sealed unit double glazed casement windows.

The property is located around 1/4 of a mile from the centre of one of the most popular villages in the North Cotswolds with its own well-stocked village shop and the Blockley cafe which doubles as a fine dining restaurant several evenings a week. The village is further serviced by two public houses, a small hotel, village primary school and is positioned 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.

Accommodation Comprises

Living Room

(11' 10" x 9' 5") or (3.61m x 2.87m)

Double radiator, built-in window seat, glazed cabinet to one side of chimney breast. Fitted window shutters, built-in understairs cloaks cupboard. Wall-mounted t.v. point.

Rear Bathroom

(10' 4" Max x 7' 3") or (3.16m Max x 2.20m)

Polished pine floorboards, central freestanding roll top bath with chrome hand-held mixer tap and rain shower head above, curtain surround. Low flush w.c., pedestal wash hand basin. Ladder-style heated towel rail and radiator. Superb easterly aspect over fields towards countryside. Built-in airing cupboard with Worcester combination boiler for instantaneous hot water and gas fired central heating. Double built-in overstairs cupboard.

First Floor

Front Bedroom 1

(11' 11" x 10' 4") or (3.63m x 3.15m)

Original cast iron fireplace with pine surround, for ornamental purposes. Open westerly-aspect over farmland. Full height stripped pine wardrobes to one wall with one double and one single wardrobe and two high level cupboards. Access to loft space, double radiator.

Rear Bedroom 2

(11' 11" x 7' 3") or (3.63m x 2.21m)

Superb outlook over gardens and countryside towards the Brailes hills. Two wall-mounted light points, single radiator. Back-to-back window to landing.

Lower Ground Floor

Through Living Kitchen

(25' 6" x 11' 9") or (7.78m x 3.57m)

Stripped pine floorboards throughout living area with double doors opening on to rear patio. Original fireplace currently housing Morso cast iron gas-fired stove on stone hearth. Exposed antique beam to the ceiling. Six inset spotlights to the ceiling, large column-style radiator.

Kitchen area fitted on two sides with solid timber worktops and matching timber surround. Lamona gas hob and cooker hood above, split-level double oven to one side. Six separate base units with open bookshelf. Seven matching wall-mounted cupboards, four with glazed cabinet fronts. Ceramic butlers sink, LG slot-in washing machine and Kenwood slot-in dishwasher, Russell Hobbs fridge. Separate dresser unit with four drawers and four display front cabinets.

Outside

Rear Garden

(40' 0" x 15' 0") or (12.19m x 4.57m)

First section split on two levels with flagged patio immediately adjacent to the property. Lower level garden area and gated access to the left-hand side where this property has access over Number 49 Park Road to pathway leading to Park Road itself over which this property has a right of access. There is also a right of access to Numbers 47 and 46 Park Road over this property.

Second patio area with a covered garden store and a separate outside w.c. with a two piece suite in white.

Gated access through a pergola leads to a third garden area, approximately 45 ft deep x 35 ft wide with an elevated graveled section, raised beds to one side. Ornamental fish pond to the centre, lawned area and the benefit of a detached timber summer house.

Summer House

Garden room

(12' 08" x 12' 04") or (3.86m x 3.76m)

Stripped pine floor, leaded pane windows to the south, small paned windows opposite. Built-in electric radiator. Further access from garden room.

Beyond the summerhouse and directly inline with the property boundary, also belongs to this property and is bounded by country hedge, informal lawned area and small pond.

Verandah

Stripped pine floor, measuring 12'8" x 5'10" to tri-fold doors leading on to separate covered veranda with superb views over countryside and built-in pine swing seat.





Approximate Gross Internal Area = 73.5 sq m / 791 sq ft
 Outbuildings = 23.8 sq m / 256 sq ft
 Total = 97.3 sq m / 1047 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1274727)

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, continue through a series of bends, and at the following crossroads turn left adjacent to the village green and at the next T-junction turn right towards Chipping Campden and in to Park Road. This property is positioned almost at the end of a row of terraced cottages on the right-hand side.

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

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