



# North End House

1 Park Road | Blockley | Gloucestershire | GL56 9BZ



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Moreton-in-Marsh - 4 miles  
Chipping Campden - 3 miles  
Oxford - 34 miles  
Cheltenham - 23 miles

An early Victorian three-storey distinctive village residence.

Sitting Room | Dining Room | Kitchen | Snug | Utility | Study/T.V. Room | Master Bedroom with Ensuite Dressing Room and Bathroom | Three Further Bedrooms |

EPC rating E49

Offers Over: £1,150,000



Positioned in the centre of this particular popular North Cotswold village and offering 2,959 square feet of living accommodation, this charismatic three storey, four/five bedroom early Victorian residence forms part of the character of the village and viewing is essential to fully appreciate the atmosphere of this distinctive residence.

Combining the innate character and charm of a period home with contemporary refinements of modern day living, the property features seven marble stone and cast iron fireplaces, high ceilings, some exposed stone work, oak flooring to almost all of the ground floor, exposed timber flooring to the first and second floors and particularly distinctive Regency cast iron porch to the front with an outlook over the south-facing garden. More contemporary refinements include a stylish modern fitted kitchen with a range of integrated appliances, gas fired central heating from a combination boiler with either conventional or column radiators. There are three reception rooms, three stylishly upgraded bathrooms, one ensuite to the master bedroom which also has a bank of integrated wardrobes and all renewed sash windows to the front and casement windows to the side accentuating the original character of the property. There is also a recently refurbished cellar.



Externally there is an enclosed decking area to one side, a flagged and lawned completely enclosed front garden beyond which there is off-street parking for at least three vehicles.

North End House is positioned only a few hundred yards from the village green in the centre of Blockley within easy walking distance of the well-stocked village store and the particularly popular Blockley village cafe which doubles as a fine dining restaurant several evenings a week. Walks can be enjoyed directly from the property in the surrounding countryside and in to Dovedale Woods Positioned midway between the Cotswold cafe society of Chipping Campden and the more conventional market town of Moreton-in-Marsh where there are a wide range of shops, tea rooms, hostleries, several supermarkets and the all important railway station with links to Oxford and London Paddington. Only to be described further in superlatives, this magnificent period village home is recommended for your attention and early inspection is advised.



## General

Council tax band Not Specified

## 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 a series of s-bends and at the following crossroads adjacent to the village green, turn left and at the following T-junction turn right towards Chipping Campden and in to Park Road. The access to this property is the first turning on the right in to Landgate and first left in to a gravelled driveway.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## North End House, 1 Park Road, Blockley, GL56 9BZ.

Approximate Gross Internal Area  
2869 sq ft - 275 sq m



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