



HOLMANS
ESTATE AGENTS

Rosewood, 7 Park Road, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9BZ

Guide Price £400,000, Freehold

Property Description

Positioned only a few hundred yards from the village green in the centre of one of the most popular villages in the North Cotswolds and offering excellent recently restyled accommodation, this inner-terraced, two-storey, two bedroom village retreat would be perfect as a main home although it has been used as a successful holiday let and second home over recent years.

The property has many character features including an original Cotswold stone fireplace in the living room with a homely woodburning stove and a flagged floor. There are many ceiling beams and the kitchen has solid oak work tops, a butlers sink and a stable door leading to a particularly attractive rear garden.

More contemporary refinements of the property include sealed unit double glazing to all windows, gas fired central heating from a combination boiler with several column radiators and there is not only a stylish main bathroom on the first floor but also a recently installed ensuite shower room to the second floor master bedroom.

Due to the property's location, it can also boast screened outlook to the front over a mature hedgerow and superb views can be enjoyed to the rear over gardens towards open countryside and particularly from the master through-bedroom.

Only a few hundred yards away, adjacent to the village green, there is a well-stocked local village shop and, a now famous Blockley village cafe which doubles as a fine dining restaurant several evenings a week. There is also the Great Western Arms within an easy stroll away serving traditional pub food.

Walks in the surrounding countryside can be enjoyed directly from the property and from the end of the High Street the entrance to Dovedale woods has some of the finest rambles in the area.

Blockley is located midway between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are several supermarkets, shops on its tree-lined High Street and the all important railway station with links to Oxford and London Paddington. The village is famous for being the location for the filming of the BBC series Father Brown where it is named Kembleford.

Accommodation Comprises

Living Kitchen

(18' 02" x 11' 10") or (5.54m x 3.61m)

Living Room Area

Flagstone floor throughout. Original Cotswold stone chimney breast now housing substantial cast iron woodburning stove on slate hearth. Built-in cupboard to one side of chimney breast. Lower level meter cupboard. Built-in window seat. Column radiator. Painted beams to the ceiling. Built-in understairs storage cupboard. Wall-mounted t.v. point. Under floor heating.

Kitchen Area

Fitted to the rear with solid oak work tops and matching bread board. Inset ceramic Belfast sink with chrome swan necked mixer tap above. Integrated bin drawer. Three further base cupboards, open wall-mounted cupboards and shelves. Slot-in Smeg four ring gas stove, grill and oven. Stable-style back door leading on to rear garden and patio. Easy staircase rising to first floor with cast iron bannister rails.

First Floor Landing Area

Two solid oak latch and brace doors. Wall-mounted light point. Staircase leading to second floor.

Front Bedroom 2

(11' 11" x 8' 08") or (3.63m x 2.64m)

Column radiator. Fitted bed head to one wall. Outlook over hedgerow. Painted ceiling beams.

Bathroom / WC

Three piece suite in white, handled panel bath with hand-held shower attachment. Close coupled low flush w.c., wash hand basin with two wall lights above. Built-in extractor. Built-in utility cupboard housing Worcester gas fired combination boiler for instantaneous hot water and gas fired central heating. Space and plumbing for automatic washer below. Oak-style floor boards and particularly attractive views outlook over rear garden towards distant countryside.

Second Floor

Master Bedroom

(17' 5" Max x 11' 11" Min) or (5.31m Max x 3.63m Min)

Approached via a returning staircase with cast iron bannisters. Through room with easterly and westerly aspected window. Window seat, column radiator. Exposed ceiling beam and access to small loft space. Wall-mounted t.v. point. Superb views over garden towards distant countryside.

En Suite Bathroom

(9' 4" x 2' 11") or (2.85m x 0.90m)

Double glazed Velux window with blind. Three piece suite in white, close coupled low flush w.c., wash hand basin set on to cabinet. Walk-in fully tiled shower cubicle with rain shower head and hand-held shower spray, folding glazed door. Exposed ceiling beam.

Outside

Rear Garden

(40' 0" x 18' 0") or (12.19m x 5.49m)

Patio immediately adjacent to the property, perfect for alfresco dining. Timber store to one side. Lower level lawn and block paved area with box lavender hedges to one side. Planted garden area beyond with small timber cabin bounded by random Cotswold stone wall, country hedge to one side and inter-woven fencing opposite.

N.B

There is a right of access for each of the eight properties in Cromwell Terrace over the rear gardens adjacent to the property for refuse disposal.



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Approximate Gross Internal Area
624 sq ft - 58 sq m

Ensuite Bathroom
9'4 x 2'11
2.86 x 0.90m



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.

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Directions

From our Moreton-in-Marsh office, turn left and at the second 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, pass the village green on your left-hand side and at the following crossroads turn left. At the following T-junction turn right towards Chipping Campden and in to Park Road. This property is then 100 yards along on the right-hand side. Either park in front of the property or in the village hall car park on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(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.



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