



Dovedale Grange

Dovedale | Blockley | Gloucestershire | GL56 9HN

HOLMANS
ESTATE AGENTS

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Moreton-in-Marsh - 4 miles

Cheltenham - 23 miles

Chipping Campden - 3 miles

Oxford - 34 miles

A detached country residence
converted from a former stable block
with flat and stables.

Study | Open-plan Breakfast Kitchen | Breakfast
Room | Dining/Ballroom | Drawing Room | Master
Suite | Three Further Bedrooms | One Bedroom
Flat | Stables and Storeroom |

EPC rating D67

Offers Over: £1,000,000



Screened in a cloak of mature foliage on a three quarter of an acre plot heralding the entrance to Dovedale woods, this deceptively spacious detached four bedroom country residence was converted from a former stable block in the late 1980s and has never actually been on the open market before. The property is formed around a central south-facing courtyard with well screened views over woodland and its own private pond, a perfect environment for local wildlife. There is a long sweeping driveway with off-street parking for many vehicles and a hardstanding area for a boat or caravan.

The Grange has many ingratiating features with most rooms having at least dual aspected mullioned windows, timber panelled walls, oak parquet flooring and exposed beams and roof timbers.

One of the main features of the property however, is the almost palatial drawing room and dining room in the east wing with 11.5 feet high ceilings with central pillars and original stable door. The drawing room has five high curved crucifix-style stone mullioned windows with southerly and westerly aspects creating a quite stately yet homely environment enhanced with a substantial stone fireplace with a real fire.

There is also a particularly cosy study to the rear with wood panelled walls and another stone fireplace and a woodburning stove.

At first floor level there are three double bedrooms, a single bedroom and separate bathroom and an integral self-contained apartment in the east wing with its own entrance. The house is warmed with gas fired central heating from two separate boilers and two individual hot water tanks. From the main courtyard there is access to the double garage with large sliding doors which could be converted in to further accommodation or adapted as required subject to the usual consents.

The property is now ready for a phase of complete refurbishment and offers every opportunity for those with the capability and imagination to create a home of a unique quality to their own requirements.

The Dovedale area of Blockley is positioned at the end of the High Street at the entrance to Dovedale woods where there are many country walks to be enjoyed directly from the property's front door.



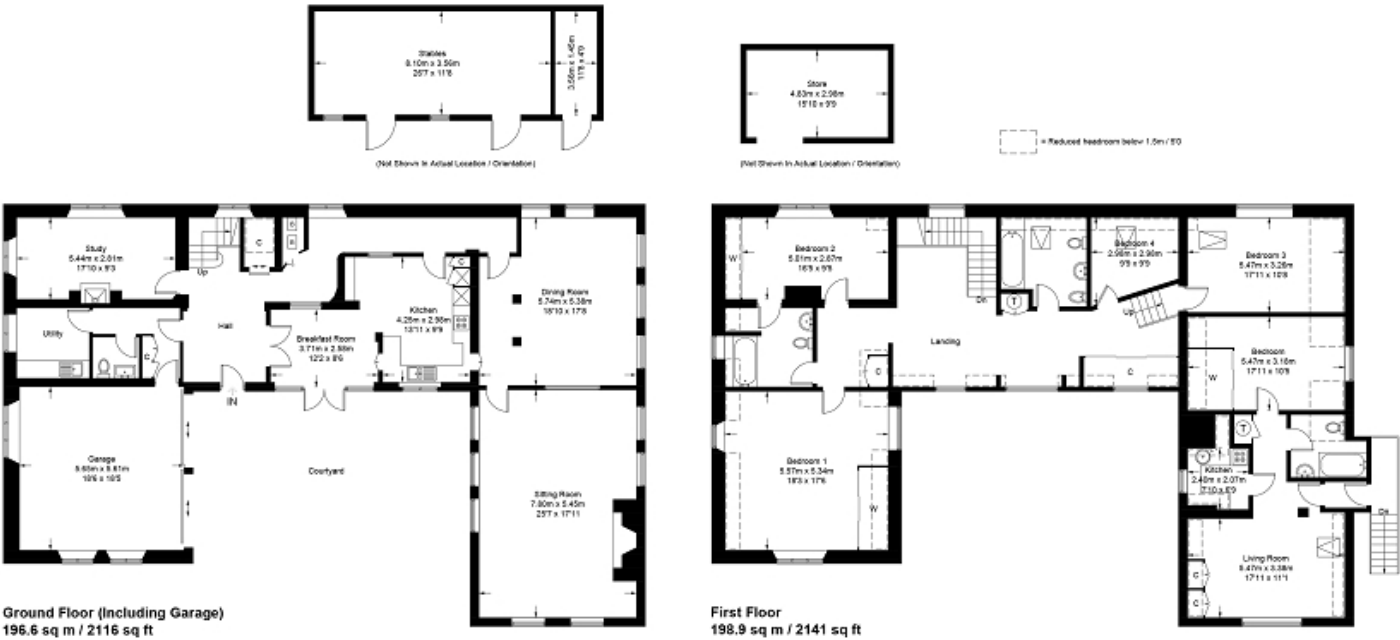


Directions

From our Moreton-in-Marsh office, turn left and at the second mini roundabout turn right along the A44 towards Broadway through the village of Bourton-on-the-Hill, after which turn right signposted for Blockley 1 1/2 miles. When descending in to the village, continue through a series of bends after which turn left at the crossroads adjacent to the village green. At the following T-junction turn left continuing past the shop and cafe and in to the High Street. Continue past The Crown Hotel and continue on the same road passing Days Lane and Warren Lane on the right hand side, the entrance to this property is then the second on the left hand side depicted by the sign on the gate post, Dovedale Grange.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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.



Approximate Gross Internal Area = 395.5 sq m / 4257 sq ft
Outbuildings = 49.0 sq m / 527 sq ft
Total = 444.5 sq m / 4784 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1302022)



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