



Little Manor, Blockley



A characterful period home with beautifully mature gardens.

Blockley is a vibrant Cotswold village between Moreton-in-Marsh and Chipping Campden on the rolling Cotswold Hills and offers some fine views of the surrounding countryside. The village has a shop and cafe, a real, local hub with excellent food. There are also two public houses, an excellent primary school, a Church and a popular gym, along with many active and well-supported clubs and societies. Chipping Campden and Moreton-in-Marsh offer day-to-day amenities, with further facilities in Cheltenham, Stratford-upon-Avon and Chipping Norton. Schooling in the area is outstanding and includes Blockley C of E Primary School, Kitebrook, Chipping Campden School and a range of grammar and private schooling options in Stratford-upon-Avon, Cheltenham and Oxford. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Broadway, Naunton Downs, and Brailes, and rugby at Gloucester. A good network of footpaths and bridleways can be found throughout the area allowing you to really take in the beautiful Cotswold scenery.

Distances

Chipping Campden 3 miles, Moreton-in-Marsh 4 miles (Trains to London Paddington from 85 minutes), Stow-on-the-Wold 8 miles, Stratford-upon-Avon 14 miles, Cheltenham 19 miles, and Oxford 25 miles. (Distances and times are approximate).



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The property

Little Manor is a stunning Grade II listed property situated in an elevated position in the heart of the village. The property is perfectly located for access to the local amenities whilst enjoying views across the adjoining formal gardens. Little Manor provides exceptional living accommodations arranged over three floors with a unique layout that will appeal to a range of prospective buyers. The property dates back to the early 17th century, with later additions over the years. The property is approached through electric timber gates with parking for several vehicles. Steps lead to the front door and terrace, perfect for catching the morning sun, with views over the mature and well-planted front gardens. The ground floor accommodation includes a very welcoming entrance hall which leads on to a large drawing room with fireplace and dual aspect, a rear hall which leads onto a double bedroom and a very useful study with views to the rear. Adjacent to the entrance hall is a wonderfully light double bedroom with en suite, which provides fantastic guest accommodation or could be a principal bedroom should one like to have the bedroom on the ground floor. Stairs lead down off the entrance hall to the lower ground floor, which benefits from a south facing aspect and includes a well-appointed kitchen breakfast room, dining room with three sets of double doors leading out on to the terrace, a utility room and a rear hall with access out to the garden and parking area. The first floor currently provides a generous principal bedroom with fitted cupboards and en suite, a further bedroom with fitted cupboards and a large family bathroom.

Services

Mains water, electricity, drainage and gas are all connected to the property. BT broadband and EV charging point.

Tenure

Freehold

Local Authority

Cotswold District Council, Tax band G

What3words

Cookie. Flinches. Restore





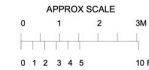
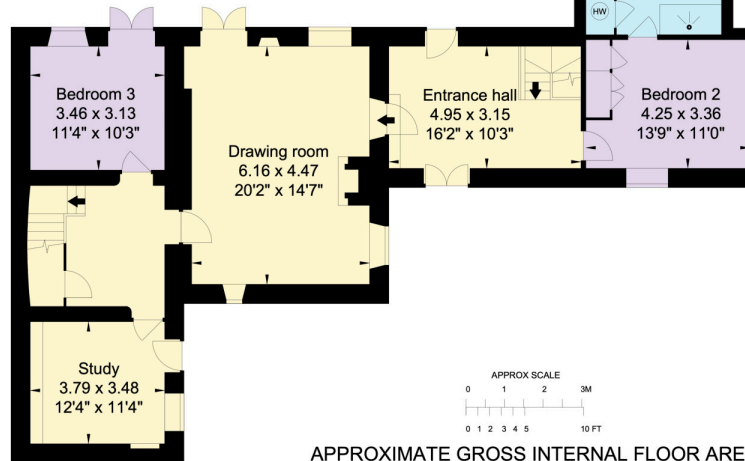
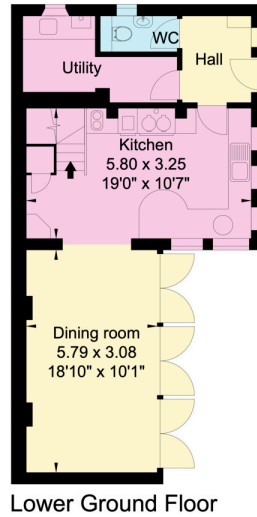
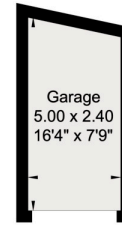
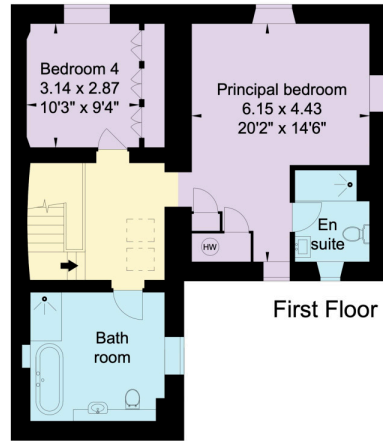


Outside

Little Manor is surrounded by beautiful mature gardens with a range of well stocked borders, a lawned area with summerhouse to the front and three well positioned terraces, ideal for outdoor dining at every point in the day. The property also benefits from a garage to the front of the property.

Guide Price £1,450,000





APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 234 sq m (2,519 sq ft)

Garage: 11 sq m (122 sq ft)

Total: 245 sq m (2,641 sq ft)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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