



THE OLD FARMHOUSE, BLOCKLEY



STUNNING FORMER FARMHOUSE WITH SOUTH-FACING VIEWS

Discreetly tucked away, this exceptional home enjoys a private setting with south-facing views across its half-acre of landscaped gardens. It offers generous and flexible accommodation, blending historic character with modern design and comfort.



4-5



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EPC

D

Local Authority: Cotswold District Council

Council Tax band: D

Tenure: Freehold



LOCATION

The village benefits from a well-stocked shop and high-quality licenced artisan café, operating from the community owned premises between the church and bowling green. There are also two public houses, a primary school, church, gym, and many active and well supported clubs and societies. Chipping Campden, Stow-on-the-Wold and Moreton-in-Marsh offer day to day amenities with additional facilities being found in Cheltenham, Stratford-upon-Avon, Banbury and Oxford. Schooling in the area is outstanding and includes Blockley C of E Primary School, Kitebrook, Chipping Campden School, Cotswold Academy, Pate's Grammar School and Cheltenham College. A good network of footpaths and bridleways can be found throughout the area, allowing you to take in the beautiful Cotswold scenery. Trains to London Paddington from Moreton in Marsh station, just four miles away, journey time approximately 85 minutes.









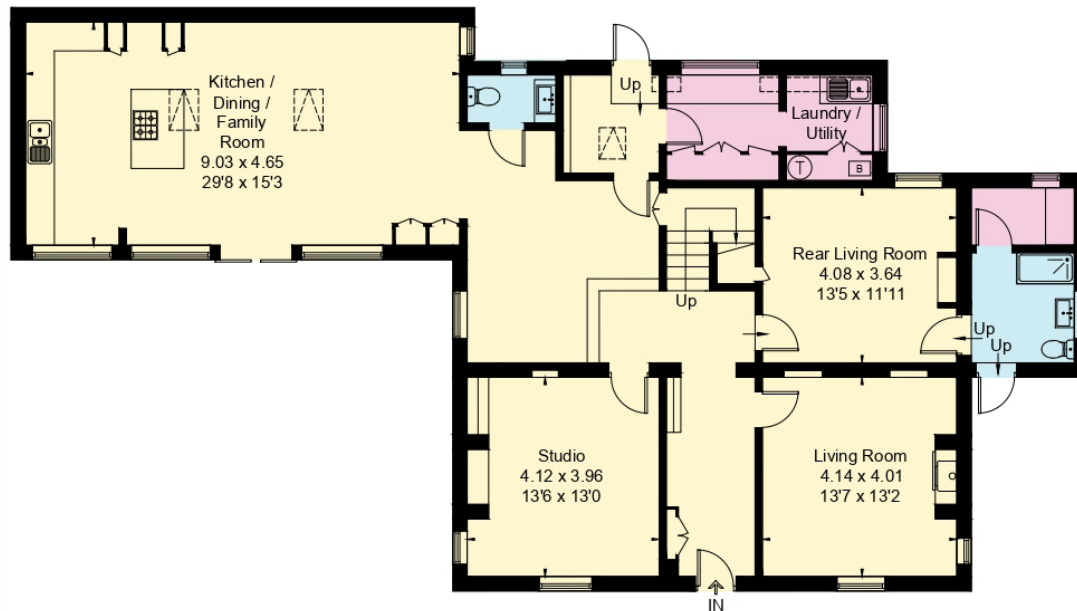


THE PROPERTY

The property offers generous and flexible accommodation, blending historic character with modern design and comfort. Believed to date from the mid-17th century, with Victorian additions and a substantial 21st-century extension, the house has been extensively transformed. At the heart of the property is a stunning open-plan living kitchen featuring full-height picture windows that flood the space with natural light. This contemporary addition includes underfloor heating throughout and connects to the central hallway, finished in solid oak flooring. The three reception rooms in the original farmhouse offer charm and comfort, including one with a wood-burning stove and another providing access to a ground floor shower room/WC — ideal for use as a garden cloakroom, optional guest bedroom or even a separate annexe. Upstairs, there are four generous double bedrooms, the principal bedroom suite includes an en suite shower room and a walk-in dressing room. Several rooms retain attractive exposed beams and roof timbers. Outside, the property is approached via a private drive sweeping around to the front of the house providing ample parking for a number of vehicles and features a newly installed EV charging point. The 0.6-acre plot is laid mainly to sweeping lawns, well screened by mature trees and planting, offering both privacy and tranquillity.



Approximate Floor Area = 245.3 sq m / 2640 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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