

Peter Clarke



Parsley Cottage 2 Upper Terrace, Greenway Road, Blockley, Moreton-In-Marsh, GL56 9BH

- Two bedroom cottage
- Kitchen with integrated appliances
- Sitting room with gas fire
- Family bathroom
- Outhouse with utility space
- Pretty cottage garden
- Stunning views across the village
- No onward chain



Offers Over £399,000

Two double bedroom cottage laid out over three floors. Improved by the current owners, and having until recently been a holiday let, the property is available with no onward chain. Kitchen, sitting room, First floor bedroom and bathroom, top floor main bedroom with views. Pretty cottage garden and a useful outhouse used as a utility.

BLOCKLEY

is situated midway between the Cotswold market towns of Moreton-in-Marsh and Chipping Campden. Historically, Blockley was a centre for the silk industry in the 18th and 19th centuries, harnessing the water from Blockley Brook which flows through the centre of the village. There is a shop and café with fine dining in the evening, two pubs, sports club, fitness gym, primary school and numerous societies in the village. Nearby Moreton-in-Marsh is well served with shops, supermarkets, doctor's and dentist surgeries, and mainline train service to London Paddington.

ACCOMMODATION

The door from the path opens into the Kitchen with gas hob, electric oven, slimline dishwasher built in fridge storage cupboard and door to the sitting room with fire and stairs up. On the first floor there is a family bathroom with shower over the bath, wash hand basin, W/C and heated towel rail. Twin bedroom with built in wardrobe and additional storage space and views to the front. Second floor double bedroom which is dual aspect with beautiful views over the valley and rolling hills. Boiler cupboard over stairs. The garden runs down to the useful outbuilding with courtyard. The outbuilding has power, light and water and is a great utility space or could be converted into an office/studio. The garden is laid to lawn with established roses giving colour and scent.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority. As the property is a holiday let the owners pay business rates. Previously the property was in Council Tax Band C.

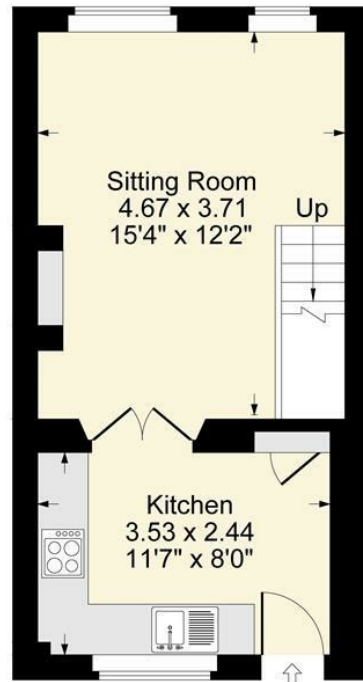
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

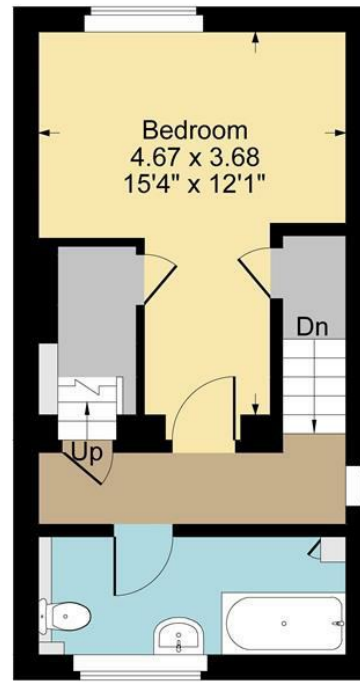


Parsley Cottage, Blockley

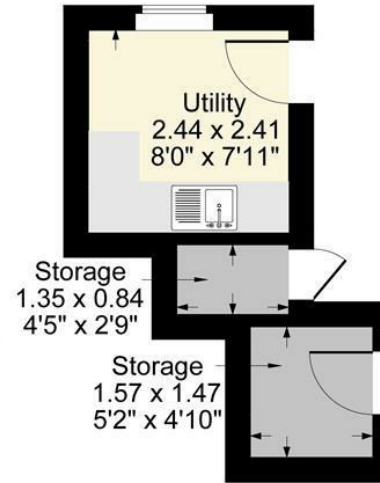
Approximate Gross Internal Area
 Ground Floor = 27.37 sq m / 295 sq ft
 First Floor = 27.88 sq m / 300 sq ft
 Second Floor = 17.42 sq m / 188 sq ft
 Outbuilding = 9.60 sq m / 103 sq ft
 Total Area = 82.27 sq m / 886 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



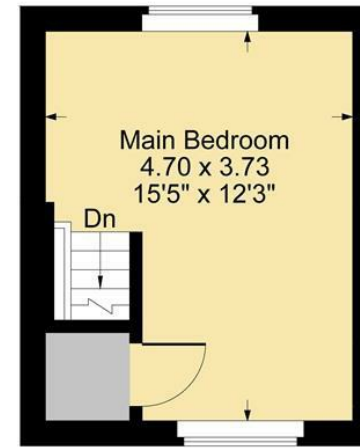
Ground Floor



First Floor

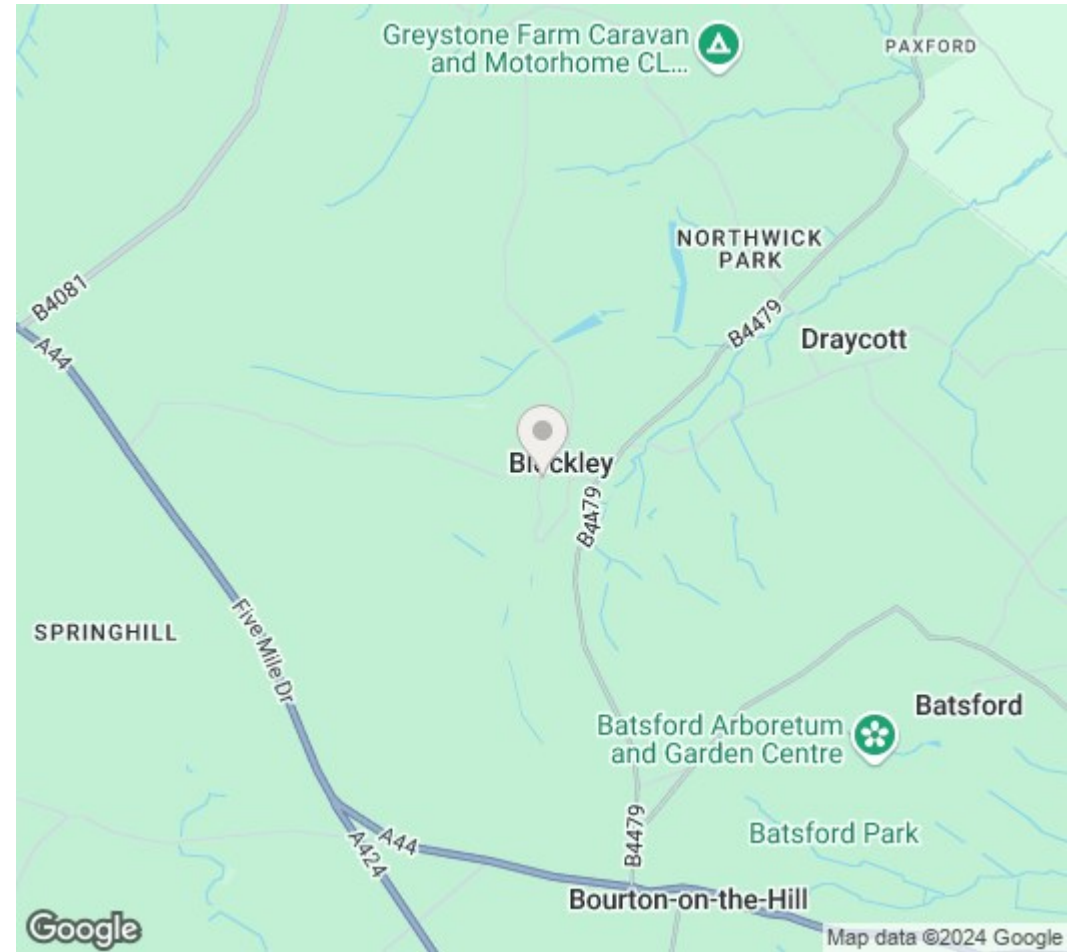


Outbuilding



Second Floor





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

