Archway Cottage High Street, Blockley, Moreton-In-Marsh, GL56 9HA

- Two bedroom cottage
- Character features
- Sitting room
- Kitchen/dining/family room
- Family bathroom
- Courtyard garden
- Village location
- No onward chain

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Offers Over £399,000

Charming two bedroom cottage. Located at the quiet end of Blockley High Street. Sitting room, Kitchen/dining/living room, two bedrooms and a new family bathroom. Side access leads to a sunny courtyard garden, where you can hear the brook running below. No onward chain.

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 front door opens on street level, with a characterful siting room with floorboards and a feature gas fire. There is also the family bathroom on this level which has been upgraded by the current owners. On the top floor there are two bedrooms, On the lower ground floor there is a comfortable living/dining room with a lovely flagstone floor and stable door opening onto the courtyard garden with a lovely private dining space. There is a modern fitted kitchen with space for under counter white goods. The property has an abundance of character with stripped beams, exposed stone and fireplaces.

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 and is understood to lie in Band E.

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.

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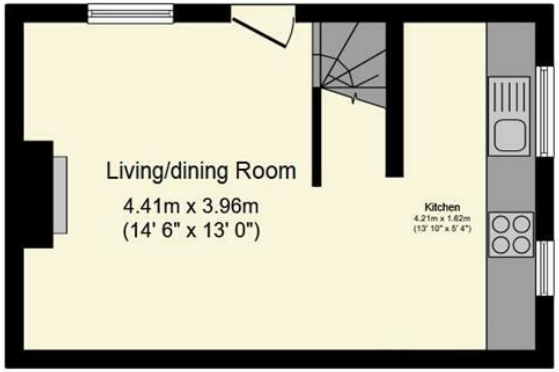
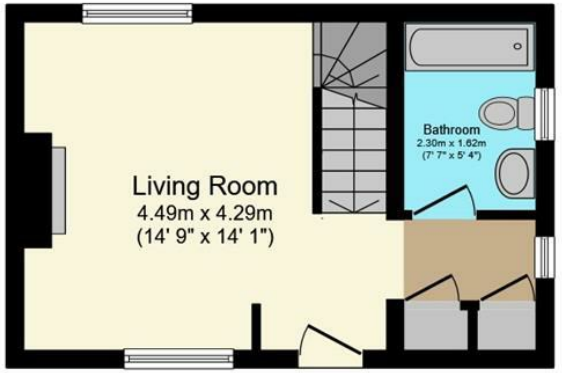


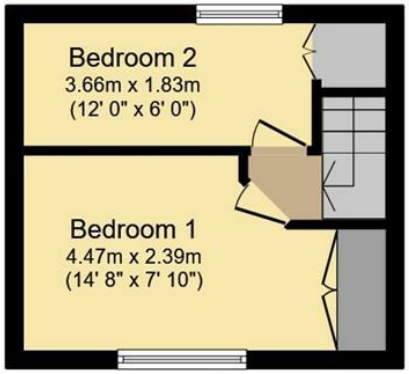
Lower Ground Floor

Floor area 25.0 sq.m. (269 sq.ft.)



Ground Floor

Floor area 25.0 sq.m. (269 sq.ft.)

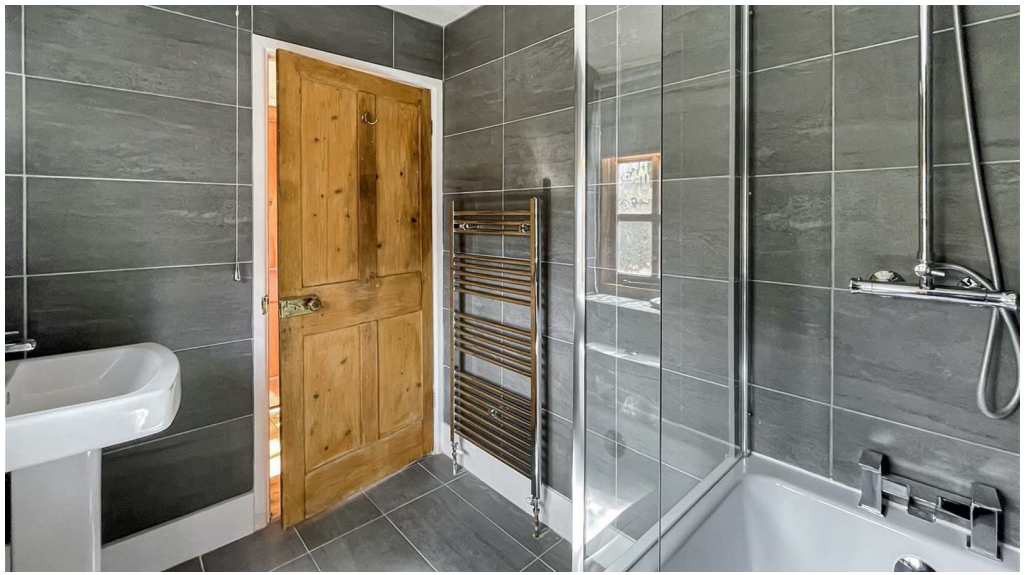


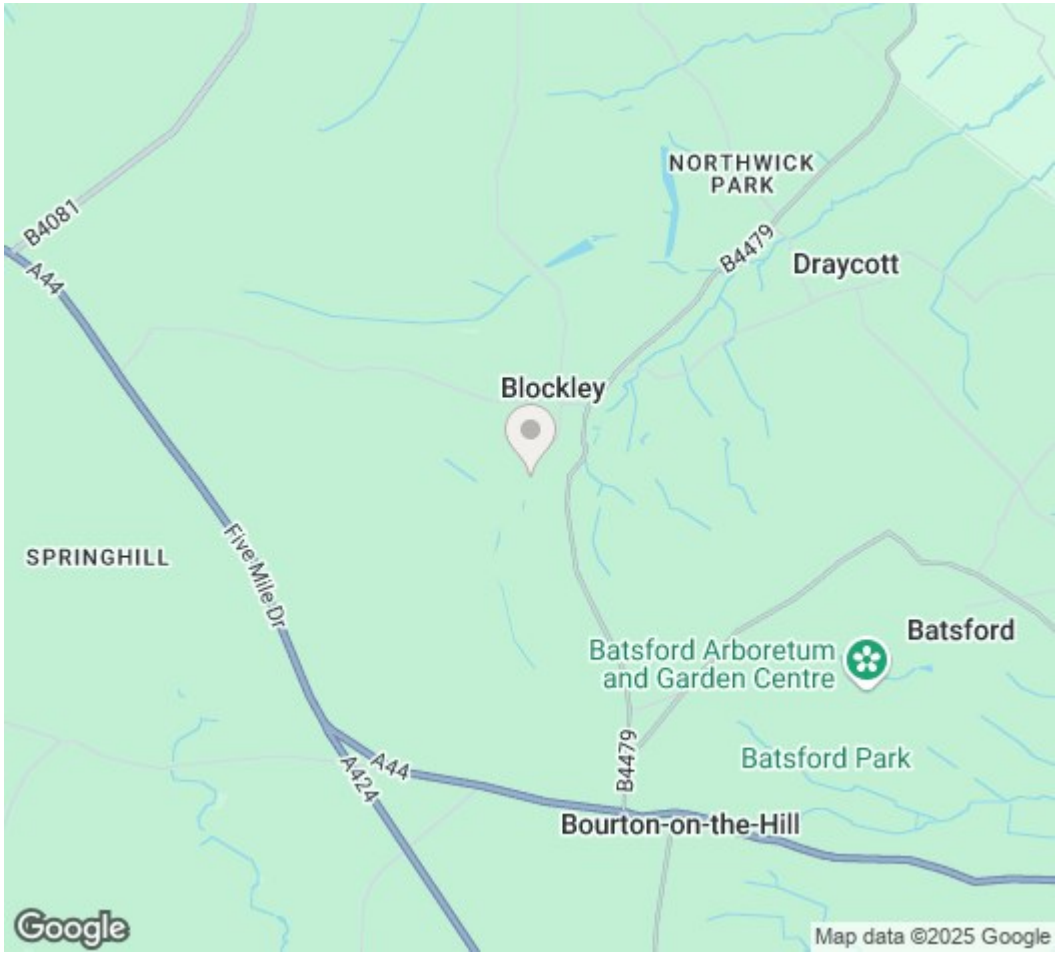
First Floor

Floor area 17.7 sq.m. (190 sq.ft.)

Total floor area: 67.7 sq.m. (728 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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