



Dorn Cottage

Draycott, Moreton-in-Marsh, Gloucestershire, GL56 9LB

FINE & COUNTRY







# Step inside

## Dorn Cottage

This superb honey coloured Cotswold stone cottage is perfectly placed in the hamlet of Draycott, just a short distance from Blockley café, restaurant and shop, The Great Western Arms pub & from the most amazing footpaths that pepper the countryside it sits within. Just 3 miles from the cottage is the attractive market town of Moreton in Marsh, which is known for its abundance of shops, amenities and direct trainline to London Paddington. As well as the town of Chipping Campden which flaunts its terraced High Street, dating from the 14th century to the 17th century.

Throughout Dorn Cottage there are some quaint and characterful details, such as the traditional wood burner fireplaces, porched entrance, traditional beams and exposed brickwork.

### Step Inside

Upon entering through the porched entrance, you are immediately greeted with the warmth and character of this property. With the option of heading into the second reception room, currently used as an office, or heading past the stoned fireplace through double doors into the kitchen/dining area. Both reception rooms are a generous size, but hold all the features for being cosy and comforting in the winter.

Through into the kitchen, this is the heart of the property, with a large lantern roof that creates an inviting bright, spacious area. The kitchen itself is of high quality and has been tastefully designed with timeless wood cabinets and quality stone work surfaces. Whether it's entertaining, raising a family or hosting a busy lifestyle, the kitchen at Dorn Cottage will be the perfect place.

Leading on from the kitchen, there is the option to continue through the well-equipped utility room or through the double doors into the garden.

The quality continues on the first floor, with both double bedrooms being wonderfully charming with beams and exposed brick. There is ample storage in both rooms, with the built in cupboards, as well as wooden window shutters adding an extra quality touch. There is a well-maintained bathroom on this floor.

Heading up stairs again to the second floor, the current owners converted this space into another two double bedrooms with a landing plus an adjoining door between the rooms. This gives the option for the next owner to be creative with this space if needed.

This truly is a very special and tranquil home that has been sensitively and tastefully maintained throughout to create a property that is easy to live in, bring up a growing family or would make a perfect second home if wanting to escape the hustle and bustle of the city.



















### Step Outside

The uniform, level garden to the rear is a fantastic space. With multiple areas of patio for alfresco dining, a great amount of privacy, space for sheds if needed and a well-maintained grass lawn. The Cotswold features continue here, with limestone walls to the right and rear not letting you forget the pleasant area you're situated in.

### Location

Draycott is a delightful Cotswold hamlet, situated in between the well known Chipping Campden and the market town of Moreton in Marsh. The hamlet is a small, friendly community with a village green, stunning local walks, tranquil atmosphere and is dotted with unique and characterful homes.

The neighbouring towns of Moreton in Marsh and Chipping Campden have plenty to offer, with primary and secondary schools, amazing walks and a huge variety of pubs and restaurants. This area of the Cotswolds really is the best as it gets and is ideal for those wanting plenty of fresh air, long muddy walks and a selection of pubs to enjoy the warmth of an open fire and welcome your beloved dog. Despite the rural setting, there are some amazing attractions all within a short distance away, such as Broadway Tower, Daylesford Farm Shop and Dormy House. Stratford upon Avon is just a 30 minute drive away, Cheltenham only 25 miles and Evesham just 13 miles.

Blockley just 2 miles away is also a Cotswold hidden treasure, found at the bottom of the valley it is surrounded by unspoilt views and historic tales. Blockley was a main centre of the silk industry in the 18th and 19th centuries, using the waters of the brook which runs through the centre of the village to power the mills. With the village oozing in character it has been regularly featured in the television series of Father Brown: the late Norman Church, St Peter and St Paul's, was used as the fictional St Mary's Church and the vicarage as Father Brown's residence.

Square footage- 1633sq ft

### Services

All mains services are connected to the property including electric, gas, water and drainage. Broadband internet and Sky TV.

### Local Authority

Cotswold District Council

### Viewing Arrangements

Strictly via the vendors sole agent Fine & Country Cotswolds on 01608 619919

### Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

### Directions

From Moreton in Marsh, follow the A44 West towards Evesham for 2 miles. After leaving Bourton on the Hill, make a right turn onto the B4479 following through Blockley, past The Great Western Arms, then the next right Draycott Road. Continue on this road until you reach the village of Draycott, then Dorn Cottage is visible after the village green to the left.



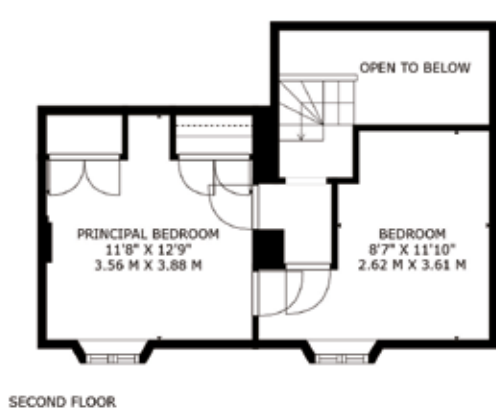
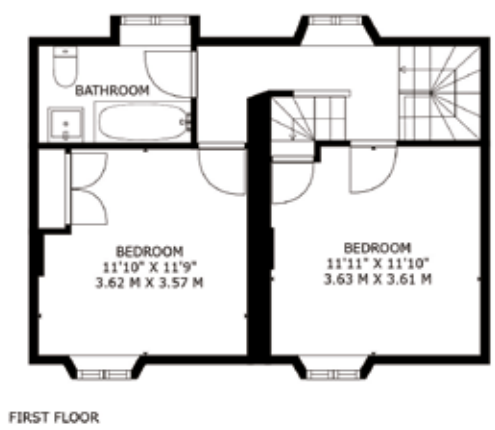
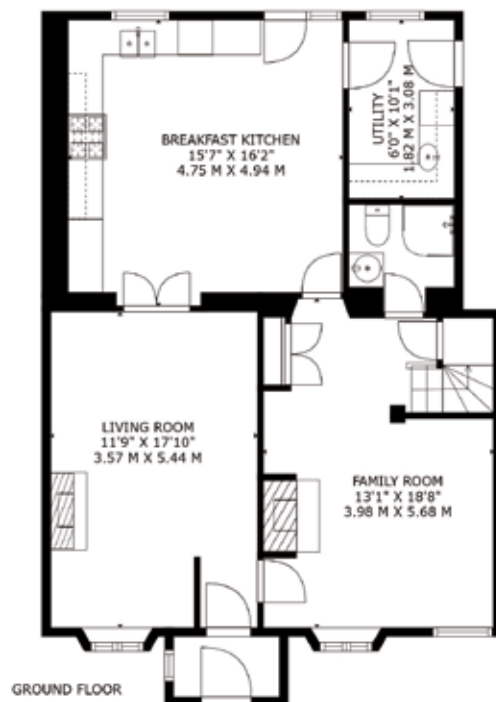
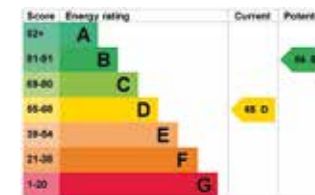












**GROSS INTERNAL AREA**  
 GROUND FLOOR: 856 sq. ft, 80 m2, FIRST FLOOR: 456 sq. ft, 42 m2, SECOND FLOOR: 321 sq. ft, 30 m2  
 EXCLUDED AREAS: OPEN TO BELOW: 52 sq. ft, 5 m2, LOW CEILING: 10 sq. ft, 1 m2  
 TOTAL: 1633 sq. ft, 152 m2  
 Sizes And Dimensions Are Approximate, Actual May Vary.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed





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