



## Barnbrook

School Lane | Blockley | Gloucestershire | GL56 9HU



# Barnbrook

School Lane | Blockley | Gloucestershire

Stratford-upon-Avon - 20 miles

Cheltenham - 17 miles

Oxford - 30 miles

Moreton-in-Marsh - 4 miles

A stunning detached 5 bedroom country residence located in the centre of Blockley village with a south facing rear garden and car parking.

Living Kitchen | Utility Room | Summer Lounge/  
Family Room | Winter Lounge/Living Room | Master  
Suite | Study | Dance Studio/Gym

EPC rating C

Guide Price: £1,290,000



Positioned in the centre of this beautiful North Cotswold village yet having the benefit of a private well screened south facing garden to the rear and off street parking for five vehicles, this detached two storey five bedroom country retreat has been extended, enhanced and embellished by the present owners to whom the property pays the highest compliment.

Walking through each room in the property is like turning the pages of Homes and Gardens magazine. The extensions include two full height additions to the rear with two tri-fold doors from the kitchen and family room creating the perfect picture windows overlooking the mature rear garden. The full programme of modernisation and redevelopment includes an expansive fitted kitchen with Quartz worktops, a wide range of integrated appliances, a central island unit and part underfloor heating. The adjacent spacious utility room also has direct access to the garden and an "all important doggie shower".

The property has not only a winter living room with a Cotswold stone fireplace and a homely wood burning stove but also a summer living room to the rear formed in part open plan with the kitchen.

At first floor level there is a stunning 25ft long landing area with skylight windows and a full height window overlooking the garden. There are four bedrooms on the first floor, two with ensuite shower rooms and a spacious family bathroom all having rain shower heads. There is a further double bedroom on the ground floor.

The light and airy accommodation has been designed for optimum light penetration particularly to the rear with all double glazed windows some with integrated blinds. All internal engineered latch and brace doors and Karndean flooring to the whole of the ground floor. The property is further warmed with gas fired central heating and a pressurised water system. Further enhancements include a separate study for those looking to work from home beyond which there is a gym/dance studio. Externally the property has its own parking bay and a beautifully landscaped ornamental garden also relatively private. The rear garden has a wealth of mature trees and two separate areas for alfresco dining.

The property is located just off the High Street where walks can be enjoyed in the surrounding countryside directly from the front door. The village has two public houses, its own primary school and, a now famous, village shop and tearooms that opens as a fine dining restaurant several evenings a week. The village is located midway between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton in Marsh where there are rail links to London Paddington.



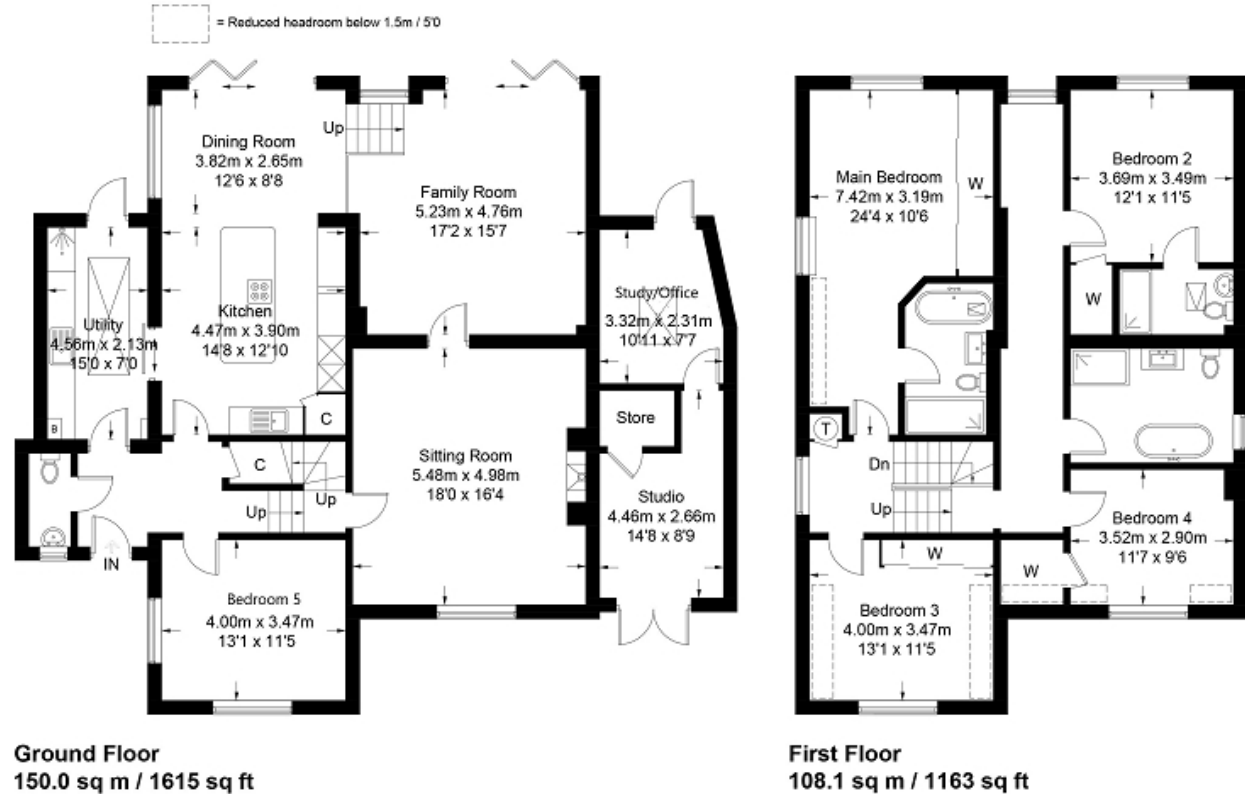
## General

Council tax band F

## Directions

From our Moreton in Marsh office turn left and at second mini roundabout turn right along the A44 continuing through the village of Bourton on the Hill and after which turn right signposted Blockley 1 1/2 miles. When descending into the village continue through a series of bends and then turn left at the crossroads adjacent to the village green and at the following T-junction turn left continuing past the shop and cafe, as the road narrows and into the High Street. School Lane is then the first turning on the left hand side and this property is 30 yards along on the right.

## Barn Brook, School Lane, Blockley, GL56 9HU



Approximate Gross Internal Area = 258.1 sq m / 2778 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1022037)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Tel: 01608 652345**

Barklays House, High Street, Moreton-in-Marsh.

Gloucestershire. GL56 0AX

sales@holmansestateagents.co.uk

www.holmansestateagents.co.uk

**MISDESCRIPTIONS CLAUSE** We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



**HOLMANS**  
ESTATE AGENTS