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ESTATE AGENTS



# Swift Cottage, 35 Park Road, Blockley, Moreton-in-Marsh, Gloucestershire. GL56 9BZ

£475,000, Freehold

## Property Description

Positioned mid-way along one of the more popular terraced rows in Blockley with stunning open outlooks to the rear over a deer park towards undulating countryside and views to the front over farmland.

This beautifully presented two double bedroomed three storey country retreat offers well-planned accommodation with a spacious through living room with two Cotswold stone fireplaces, original elm flooring, two window seats and superb views. At first floor level the views only improve, the best ones coming from the rear master bedroom which also has two double built-in wardrobes.

The lower ground floor has a beautiful fitted kitchen with solid oak work tops, full range of integrated appliances, ceramic tiled floor and twin doors opening onto the 75 foot landscaped rear garden perfect for alfresco dining and ease of maintenance. The cottage has a spacious shower room on the lower ground floor in addition to a second shower room on the first floor.

The property has been used as a successful holiday let but would be perfect as either a main or supplementary home in one of the most popular villages in the north Cotswolds. The cottage is located around 400 yards from the village green where there is a large village store and tea rooms which opens as a fine dining restaurant several evenings a week. There are two public houses, a local primary school and St Peter and Pauls church which is famous for being the centre point for the BBCs Father Brown series where Blockley is renamed as Kempleford.

The village is located mid-way between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh with rail links to London Paddington.

## Accommodation comprises:

### Through Living Room

(25' 05" x 12' 06") or (7.75m x 3.81m)

With antique elm flooring throughout the whole of the ground floor, two original Cotswold stone fireplaces - one with living flame gas fire on elevated hearth and the rear one used for ornamental purposes, both with pointed stone chimney breasts. Exposed beams and batons to the ceiling. Built-in alcove for display purposes, telephone point, two double radiators, random pointed stone wall to the front, two wall-mounted light points and three ceiling light points. Hive central heating control, built-in window seats to both front and rear with the latter having open panoramic aspect in an easterly direction towards the Brailes hills.

### Lower Ground Floor

#### Living Kitchen

(12' 05" x 12' 03" ) or (3.78m x 3.73m)

With terracotta-style ceramic tile floor, double french doors leading onto rear garden and separate stable door to one side. Solid oak parquet work tops fitted on two sides with peninsula unit incorporating ceramic butlers sink, water purifier and chrome mixer tap. Part mosaic tiled surround, Bosch split-level stainless steel hob with built-in electric oven and grill below and cooker hood above. Six wall-mounted cupboards, integrated fridge, two integrated corner carousel units, integrated Montpellier dishwasher. Three separate base cupboards and four drawer unit, lower level skirting fan assisted radiator.

#### Rear Utility Room

With laminate work tops, space and plumbing below for automatic washer, space for freezer, housing for wine fridge and curtained area for storage.

#### Shower Room / W.C.

(5' 01" x 6' 09") or (1.55m x 2.06m)

With three piece suite in white with close coupled low flush w.c., with cupboard to one side, corner sited shower cubicle with folding doors and Low Flow wall mounted power shower. Wash hand basin set onto double cabinet,

shaver point, shaving mirror and built-in extractor. Full height ladder-style heated towel rail and radiator.

#### First Floor Landing Area

With pinewood latch and brace doors, access to small loft area.

#### Rear Bedroom 1

(11' 11" x 9' 10") or (3.63m x 3.00m)

With superb elevated aspect over deer park towards undulating countryside. Two double built-in wardrobes forming a surround for the bed and two double high-level cupboards. Built-in airing cupboard with Valiant central heating boiler with pressurised pumps and foam lagged cylinder and immersion heater. Double radiator.

#### Central Shower Room/W.C.

With three piece suite in white, pedestal wash hand basin, low flush w.c., 3 10" wide shower cubicle with sliding glazed screen and wall-mounted Mira electric shower. Partly tiled walls with dado tiling, ladder-style heated towel rail and radiator and built-in extractor. Shaving mirror and shaver point.

#### Front Bedroom 2

(12' 06" x 7' 07" ) or (3.81m x 2.31m)

With open outlook over treescape and farmland, built-in window suite and double radiator.

#### Outside

##### Rear Garden

(70' 0" x 20' 0") or (21.34m x 6.10m)

With graveled area immediately adjacent to the property with which there are rights of access for numbers 39-36 Park Road. This property has a right of access over numbers 34 and 33 to Park Road. Central block paved area with raised flower beds, central garden plot, timber cabin and lower level alfresco dining area backing onto the deer park with views over the surrounding countryside.







## Swift Cottage, 35 Park Road, Blockley, GL56 9BZ



= Reduced headroom below 1.5m / 5'0



**Lower Ground Floor**  
22.7 sq m / 244 sq ft

**Ground Floor**  
28.2 sq m / 303 sq ft

**First Floor**  
27.7 sq m / 298 sq ft

Approximate Gross Internal Area = 78.6 sq m / 845 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1044771)

## Directions

From our Moreton-in-Marsh office, turn left and at the second mini-roundabout turn right along the A44 towards Broadway, continuing through the village of Bourton-on-the-Hill after which turn right signposted Blockley 1 1/2 miles. When descending into the village continue through a series of bends and at the following crossroads adjacent to the village green turn left, at the end of which turn right towards Chipping Campden and into Park Road. Continue past the primary school and this property then positioned a short way along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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.

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