



HOLMANS
ESTATE AGENTS

7 Station Road, Blockley, Moreton-in-Marsh, Gloucestershire. GL56 9DZ

Guide Price £380,000, Freehold

Property Description

Positioned on one of the main approaches to this idyllic Cotswold village, set back from the road in a slightly elevated position, this stone fronted semi-detached two-storey three bedroomed family home has been enhanced and embellished by the present owner to whom the property pays the highest compliment.

The property has a distinctly cottage feel enhanced with a homely woodburning stove to the sitting room, there is oak-style bamboo flooring to the majority of the ground floor living space and there are some louvred shuttered windows, engineered oak and glazed doors and exclusive hand-made ceramic tiling to the kitchen.

More contemporary refinements include gas fired central heating from a combination boiler, double glazed windows and doors. At first floor level there is a four piece bathroom suite, built-in wardrobes to the two double bedrooms and a recently fitted contemporary-style air circulating unit.

The property has delightful gardens to both front and rear with the latter formed in several sections with a westerly aspect incorporating an alfresco dining area, an enclosed lawn and gated off-street parking for one vehicle.

Blockley is located between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh with the rail links to London Paddington. The village has a medieval church seen in the BBC television series Father Brown, its own primary school, two public houses and a particularly well-stocked village store and tea rooms that doubles as a fine dining restaurant several evenings a week. The village is in the catchment area for Chipping Campden school.

Accommodation comprises:

Entrance Porch

Double glazed on three sides with stable-style front door. Therma Shade blinds, oak-style bamboo flooring and sensor light. Stained glass panel door leading to inner hallway.

Inner Hallway

With easy staircase to first floor, matching bamboo flooring and veneer glazed panelled door leading to through living room.

Through Living Room

(17' 0" x 10' 0" x 0' 9") or (5.18m x 3.05m x 0.23m)
Original fireplace on quarry tiled hearth with Savoy 8kW cast iron dual-fuel burner. An array of 12 inset spotlights to the ceiling, oak louvred window blinds to the front and folding engineered oak bi-fold doors leading to inner hallway. Double radiator and double window opening into rear conservatory. Oak-style bamboo flooring.

Rear Hallway

With built-in understairs storage cupboard.

Downstairs Cloakroom

With bi-fold door and two piece suite in white with low flush w.c. and wall mounted wash hand basin with original handmade Alice Shepherd tiled splashback. Hand painted window to rear conservatory.

Through Kitchen/Diner

(17' 0" x 10' 05") or (5.18m x 3.18m)
Kitchen area with laminate work top with inset Asterite sink unit with single drainer and mixer tap, hand made tiled splashback, two base cupboards, space and plumbing for automatic washer, wall mounted Worcester combination boiler for instantaneous hot water and gas fired central heating. Built-in extractor, three matching wall mounted cupboards, oak-style bamboo flooring and two double radiators. Windows on three sides with westerly, southerly and easterly aspects. Space for tumble drier, space for freezer and space for fridge. Inglenook-style recess with some handmade Alice Shepherd tiles in mosaic slate surround, substantial oak lintel, open space for electric cooker.

Rear conservatory

(19' 02" x 8' 03") or (5.84m x 2.51m)
With westerly aspect taking in the afternoon sun, UPVC double glazed on three sides with ceramic tiled floor and double doors opening onto rear patio and garden. Double radiator and three Edison-style wall pendant fittings with a dimmer switch control.

First Floor Landing Area

Large recently renewed loft hatch with drop down timber folding ladder, gallery-style timber balustrade and ceiling environmentally friendly air-circulating unit with wall mounted control. Atmos ventilation unit.

Bathroom / WC

With four piece suite in white, low flush w.c., panelled bath with hand-held shower attachment, pedestal wash hand basin and step-in shower cubicle with fully tiled interior, folding glazed doors and Mira Go wall-mounted electric shower. Built-in extractor and single radiator. Large shaving mirror with lights to each side.

Front Bedroom 2

(12' 04" x 8' 09") or (3.76m x 2.67m)
Elevated outlook towards undulating countryside over roof tops, double radiator, separate south facing gable window. Double and single almost full-height built-in wardrobes with mirrored and glazed doors. Two wall-mounted light points.

Rear Bedroom 3/Study

(8' 0" x 8' 0") or (2.44m x 2.44m)
With single radiator, attractive outlook over rear garden, single radiator and wall shelves.

Front Bedroom 1

(10' 05" x 9' 03") or (3.18m x 2.82m)
With large built-in wardrobe, overstairs double cupboard and two double high level cupboards. Two wall-mounted light points, three inset spotlights, single radiator and elevated aspect over roof tops towards countryside.

Outside

Front Garden

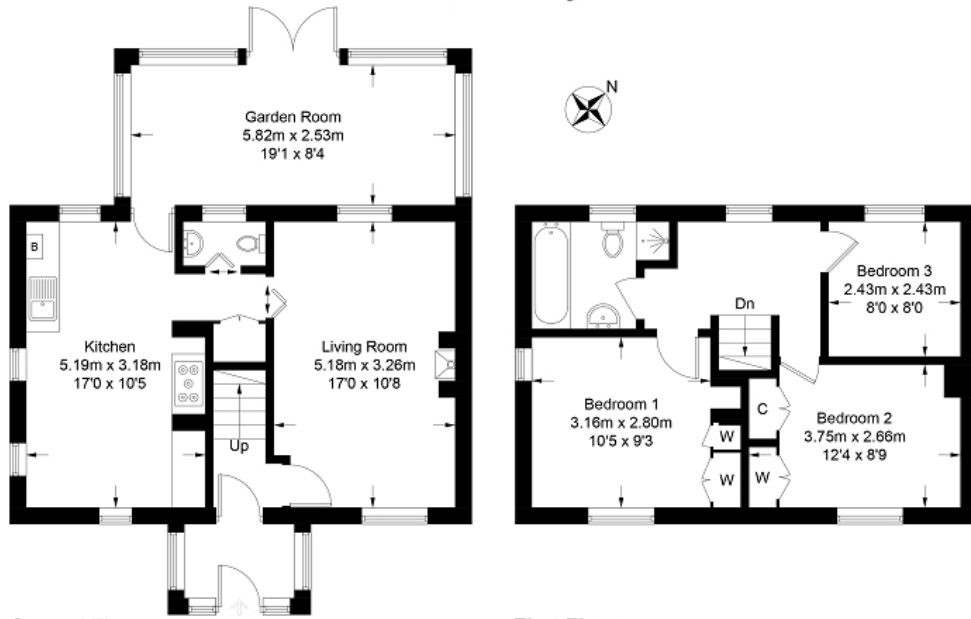
(25' 0" x 25' 0") or (7.62m x 7.62m)
Layered area with ascending pathways to the front door, picket-style fencing, well planted and landscaped area. Morning seating area, outside remote light.

Rear Garden

(75' 0" x 0' 0") or (22.86m x 0.00m)
Formed in several areas with patio immediately adjacent to property suitable for alfresco dining with outside double power point, steps ascending to higher level lawned area with garden surround. Trellis area leading to rear garden with timber cabin with power and light installed, greenhouse and off-street gated parking for one vehicle. Outside security light.



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Ground Floor
61.0 sq m / 657 sq ft


First Floor
40.6 sq m / 437 sq ft

Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1046696)

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 crossroads adjacent to the village green, continue straight on past The Great Western Arms on the right hand side. This property is then positioned a few hundreds along on the left hand side and is the penultimate property before Winterway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
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.



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