



# The Old Farmhouse

Draycott Road | Moreton-in-Marsh | Gloucestershire | GL56 9DY





# The Old Farmhouse

Draycott Road | Moreton-in-Marsh | Gloucestershire

Stratford-upon-Avon - 20 Miles

Cheltenham - 17 Miles

Oxford - 30 Miles

Moreton-in-Marsh - 3 Miles

Detached, four/five bedroomed period Farm House in an idyllic village location.

Sitting Room | Studio | Rear Living Room/Bedroom | Ground Floor  
Shower Room/WC | Laundry Room | Inner Hall with WC | Spacious  
Kitchen/Family Room Extension | Master Bedroom with En Suite &  
Dressing Room | 3 Further Bedrooms | 0.6 Acres

EPC rating C72

Offers In Excess Of: £1,200,000





Discretely positioned just off Draycott road and enjoying south facing views over its own 1/2 an acre of garden, this deceptively spacious, detached, two storey, four/five double bed roomed former farm house has undergone an extensive transformation in the recent past and must be viewed internally to be fully appreciated.

The original property is believed to date from mid 17th century and extended in Victorian times with the biggest transformation having taken place in the early part of the 21st century, incorporating a stunning living kitchen extension to the western elevation with full height picture windows creating a light and airy atmosphere. There is piped underfloor heating to the whole of this room and the central hallway, predominately covered with solid oak flooring.

There are three conventional reception rooms all of a similar size in the older part of the building, one warmed with a homely wood burning stove and one giving access to a ground floor shower room/wc which can also be used as a garden closet or separate bedroom accommodation.

At first floor level there are four double bedrooms, two with panoramic views to the south over sweeping lawns towards the centre of Blockley village. The master bedroom has not only an en suite shower room but also a walk in dressing room and two rooms have exposed beams and roof timbers.

The property has a gas fired central heating system with a pressurised water system, the wiring has been upgraded and many of the casement windows renewed with double glazing.

Externally this property has off street parking for around 6 vehicles with a newly installed car charging point and stands on a 0.6 acre plot, the majority of which is sweeping lawned gardens and is surprisingly well screened.

The Old Farm House is located on the outskirts of Blockley village around 1/4 mile from the village green, The Great Western Arms and the village shop and café which opens as a bistro several evenings a week.

Positioned midway between the Cotswold Café society of Chipping Campden and the more traditional market town of Moreton-in-Marsh, where there are rail links to Oxford and London Paddington. Positioned in an area of outstanding natural beauty there are many interesting and beautiful walks in the surrounding countryside, with Blockley being in a valley bisected by the former mill race Blockley brook. The village has its own primary school and is within the catchment of Chipping Campden Secondary School.




## General

Council tax band G

## Directions

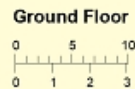
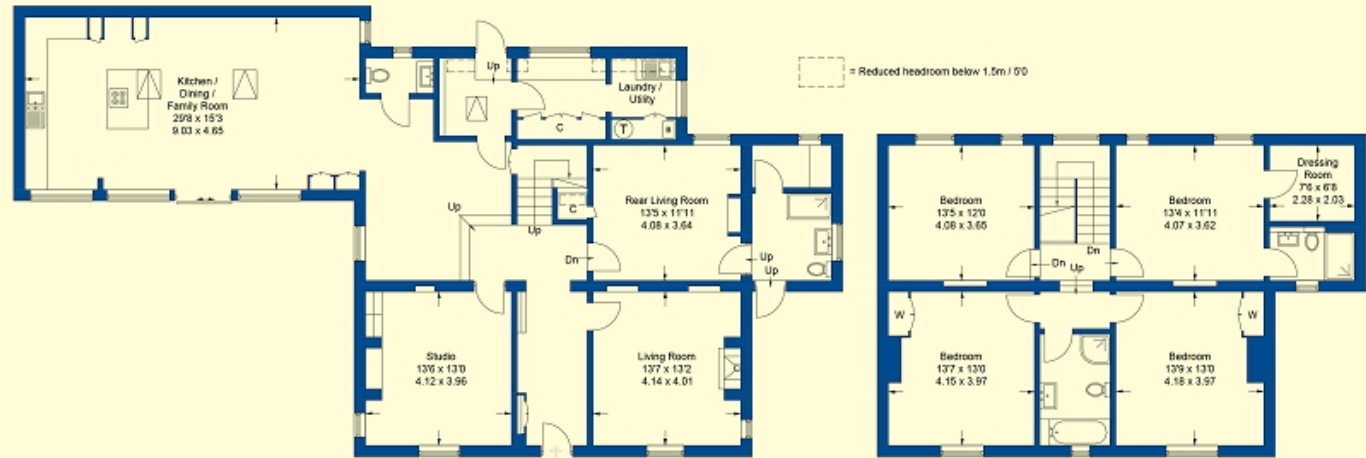
From our Moreton-in-Marsh office, turn left and at the second mini roundabout turn right continuing through the village of Bourton on the Hill, after which turn right signposted Blockley 1 1/2 miles. When descending into the village, continue through a series of bends through a crossroads adjacent to the village green, past the great western arms on the right and taking the second turning on the right hand side onto Draycott road. Past the dell on the left hand side following the road to the right and immediately after Sheaf House Barn on the right turn right into a private driveway and then into a parking bay adjacent to The Old Farmhouse.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(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		
<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.

## Old Farm House, Draycott Road, Blockley, GL56 9DY



First Floor

Approximate Gross Internal Area = 245.3 sq m / 2640 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID740377)

**HOLMANS**  
ESTATE AGENTS

**HOLMANS**  
ESTATE AGENTS

**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.

THE  
**GUILD**  
PROPERTY  
PROFESSIONALS