



HOLMANS
ESTATE AGENTS

2 North View, Blockley Court, Blockley, Gloucestershire, GL56 9BS

Guide Price £235,000, Leasehold

Property Description

Positioned in a hideaway location to enjoy some of the most attractive views in the area over the gently cascading Blockley brook towards the recently re-landscaped Snugborough Mill pond, this ground floor three bedroom Grade II listed apartment has been stylishly upgraded over recent years and now would be perfect for single persons, a small family or for those looking for long term investments or for a second home.

Combining the innate character and charm of the former mill building with the contemporary refinements of modern day living. Features of the property now include many exposed beams, an antique ornamental fireplace surround, a stylish modern fitted kitchen with a range of built in appliances and gas fired central heating from a combination boiler.

The property is located close to the centre of one of the most popular villages in the North Cotswolds and is approached by an intriguing archway between the mill and adjacent cottages. The village is located midway between the cafe society of Chipping Campden and the more traditional market town of Moreton in Marsh where there is a wide range of shops and supermarkets, a hospital, doctors surgeries and the all important railway station with links to Oxford and London Paddington.

There are many scenic walks to be enjoyed around Blockley in an area of outstanding natural beauty and the village has two public houses, a well stocked village shop and a cafe which opens as a fine dining restaurant several evenings a week.

Accommodation Comprises

Communal Entrance Hall

Large open area with staircase rising to the first and second floor apartments.

Entrance Hall

(9' 08" x 8' 02") or (2.95m x 2.49m)

Oak laminate flooring. Single radiator with cabinet surround. Intercom system to front door. Exposed beams.

Front Living Room

(12' 09" x 13' 09") or (3.89m x 4.19m)

Oak laminate flooring. Ornamental Edwardian style fireplace. Built in book shelves to each side of chimney breast. Single radiator with large cabinet surround. Twin windows with particularly attractive outlook Northerly aspect over Blockley brook and surrounding gardens.

Front Bedroom 3

(8' 07" x 7' 00") or (2.62m x 2.13m)

Laminate flooring. Single radiator. Outlook over gardens.

Rear Bedroom 2

(11' 07" x 8' 04") or (3.53m x 2.54m)

Single radiator. Outlook over courtyard.

Bathroom

Three piece suite in white with panelled bath with hand held shower attachment and wall mounted electric shower, wash hand basin set into double cabinet and low flush wc. Double wall mounted cabinet. Single radiator.

Kitchen

(8' 03" x 12' 06") or (2.51m x 3.81m)

Laminate flooring. Granite style laminate work tops fitted to each side with inset astralite 1 1/2 bowl sink unit with single drainer and mixer tap. Split level Bosch stainless

steel hob with canopied cookerhood above and built in electric circatherm oven and grill below. Integrated washing machine. Nine wall mounted cupboards, one housing Alpha combination boiler for instantaneous hot water and gas fired central heating. Seven further base cupboards. Single radiator.

Rear Bedroom 1

(12' 11" x 11' 00") or (3.94m x 3.35m)

Single radiator. Twin windows with outlook over courtyard. Exposed beams.

Outside

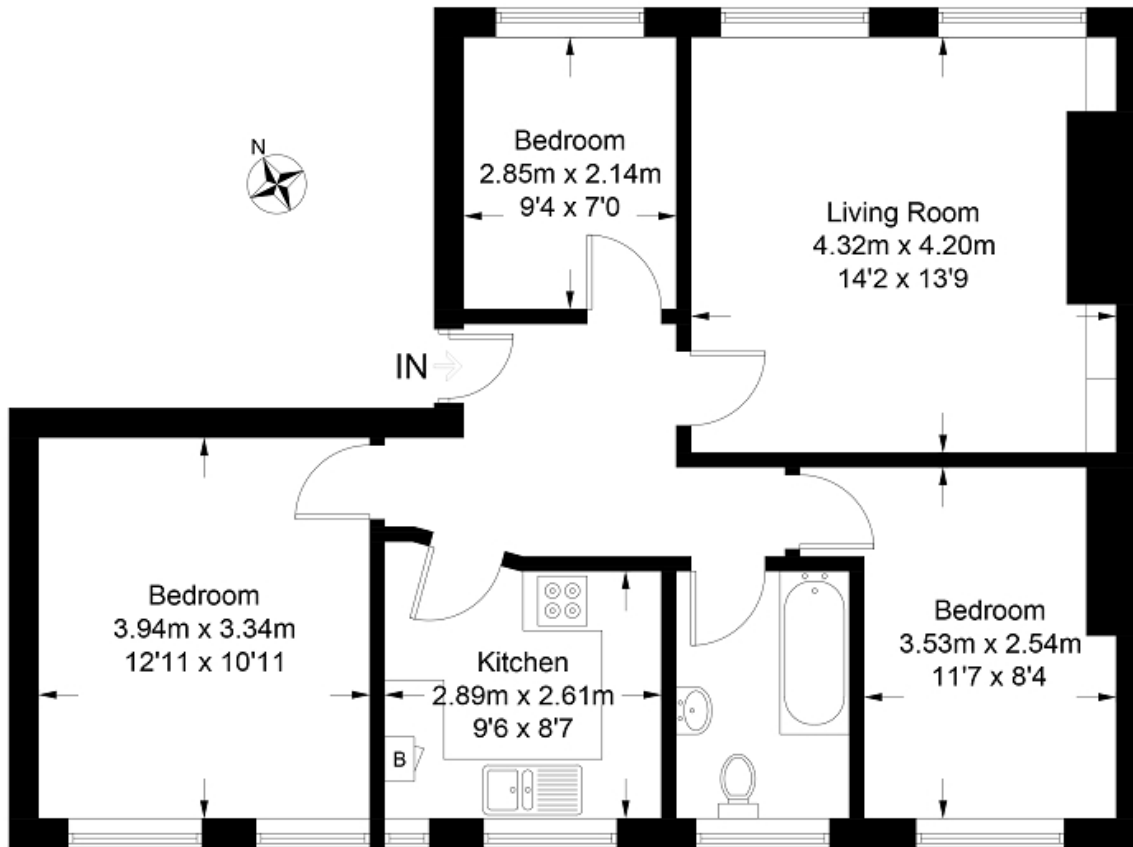
There are communal grounds to be enjoyed in the form of an attractive lawned area with a communal store and a picnic table and chairs to be used on a first come first served basis. The grounds are bounded by the gently cascading Blockley brook which runs under both North and South View and is the former mill race to both properties. This property has the right to park one vehicle in the carpark to the rear of the garden on an unallocated basis. There is a drying area for all of the apartments.

N.B

The property is held under a 199 year lease from 1992 with an annual service charge of just over £2,500 and an annual ground rent of £50. This covers the maintenance of communal parts, buildings insurance and garden maintenance. There is provision within the lease for the property to be either a main or a second home and can be let out on a long term basis but there is a restriction that the property cannot be used as a holiday let other than to friends and family.




2 North View, Blockley Court, Mill View, Blockley, GL56 9BS



Approximate Gross Internal Area = 68.8 sq m / 740 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale. (ID970716)

Directions

From our Moreton in Marsh office turn left and at the second mini roundabout turn right along the A44 continuing through the village of Bourton on the Hill after which turn right signposted Blockley 1 1/2 miles. When dropping down into the village continue through a series of bends and at the crossroads adjacent to the village green turn right into Mill View following the road all the way down to the bottom continuing through an archway within a former mill building into a parking area. Park anywhere suitable and retrace your steps towards the mill and the front door is just to the left of the archway. Continue to the communal entrance hall and the entrance to this property is then on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(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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