



HOLMANS
— ESTATE AGENTS —

5 Mop Hale, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9EQ

Guide Price £248,000, Freehold

Property Description

Occupying a central position in this comfy courtyard location in a cluster of contemporary cottages on the edge of one of the most sought after villages in the North Cotswolds, this inner-terraced, double fronted two bedroomed bungalow residence is strongly recommended for inspection by those looking for a main home, a second home or for those looking for a property for investment purposes.

The property has a spacious through living room with the added advantage of UPVC double glazed conservatory to the rear, a modern fitted kitchen with an integrated oven and hob, gas fired central heating from a combination boiler, double glazed windows and doors and an enclosed rear garden and patio.

The property also has the advantage of not only a single garage but also further off-street parking for one vehicle.

Mop Hale is positioned approximately 400 yards from the centre of Blockley village where there are two public houses, a small but good quality village shop and a very fashionable cafe which opens as a fine dining restaurant several evenings a week. The village is positioned mid-way between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are rail links to Oxford and London Paddington.

Accommodation comprises:

L Shaped Entrance Hall

With panelled front door with frosted glazed insets, single radiator, built-in airing cupboard with electric heater.

Bathroom / WC

With three piece suite in white, low flush w.c., pedestal wash hand basin, handled panel bath with fully tiled surround. Built-in extractor, thermostatic shower over bath with rain shower head and single radiator.

Through Bedroom 1

(16' 08" x 8' 11") or (5.08m x 2.72m)

With double radiator, open outlook over garden to the rear and wall-mounted light point.

Rear Bedroom 2

(10' 06" x 7' 03") or (3.20m x 2.21m)

With wall light point, single radiator and outlook over garden.

Through Living Room

(16' 11" x 10' 07") or (5.16m x 3.23m)

With double radiator, with electric flame effect fire set on to Cotswold stone hearth with timber lintel above. Two wall mounted light points, tv aerial point and sliding patio doors leading to rear conservatory.

Rear conservatory

(8' 0" x 5' 0") or (2.44m x 1.52m)

UPVC double glazed on three sides with door leading to rear garden.

Kitchen

(8' 03" x 8' 0") or (2.51m x 2.44m)

Fitted on two sides with parquet-style solid oak work tops, split-level Diplomat gas hob with built-in electric circatherm oven and grill below. Space and plumbing for automatic washer, five base cupboards, two wall-mounted cupboards with pull-out cooker hood and open book shelf area. Wall-mounted combination boiler for instantaneous hot water and gas fired central heating. Single radiator, ceramic tiled floor, part-tiled walls and space for fridge freezer.

Outside

Rear Garden

(40' 00" x 20' 00") or (12.19m x 6.10m)

Lawned area with two birch trees, an assortment of shrubs and bushes, timber cabin. Patio immediately adjacent to the property for alfresco dining. Steps leading down to gated access to communal path way leading to Station Road.

Front Garden

There is a patio area immediately adjacent to the property with angular porch above and partially planted area. Steps descend to a communal block paved area where there are two garages on the right-hand side. The left-hand garage belongs to this property.

Garage

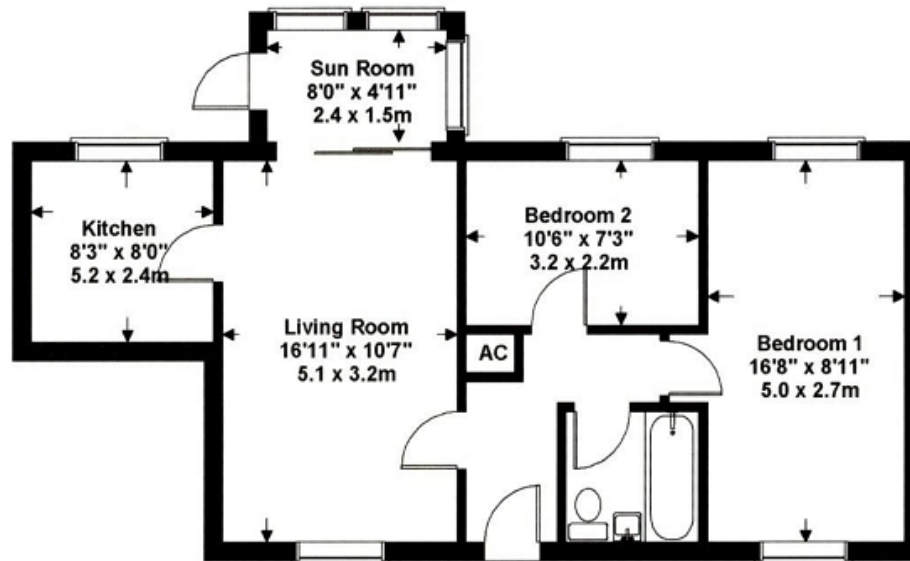
(17' 2" x 8' 4") or (5.23m x 2.55m)

With power and light installed and loft storage area. Timber up-and-over door. There is further allocated parking in front of the garage for one vehicle in the courtyard.



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Approximate gross internal area 634 sq ft - 59 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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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, continuing through a crossroads adjacent to the village green. Pass the Great Western Hotel and taking the next turning left on the left into The Clementines and first right into Mop Hale. The parking space allocated to this property is then immediately on the left-hand side adjacent to the left-hand garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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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