



HOLMANS
ESTATE AGENTS

12 Park Road, Blockley, Moreton-in-Marsh, Gloucestershire. GL56 9BZ

Offers Over £460,000, Freehold

Property Description

Forming an integral part of the street scene of this attractive terraced row and one of only four quite distinctive properties all with small paned arched windows to the front, this inner-terraced, two-storey, two double bedroomed village retreat has been stylishly and thoughtfully improved over recent years by the present owners to whom the property pays the highest compliment.

The property has the advantage of a full-width two-storey extension to the rear creating a well-fitted kitchen above which there is a double bedroom with superb panoramic views from the triple dormer window over roof tops and gardens towards undulating countryside.

There is a cosy front sitting room with a homely woodburning stove and a renewed solid oak floor and some exposed stone work. More contemporary refinements of the property include gas fired central heating from a combination boiler, an ensuite shower room to the larger front bedroom and a four piece main bathroom suite with a free standing roll-top bath.

The easterly-facing rear garden is a colourful delight and is completely enclosed. The passageway shared by the four houses leads to Park Road.

The cottage is located only a few hundred yards from the centre of one of the most popular villages in the North Cotswolds, mid-way between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there is a wide range of shops, supermarkets and the all important railway station with links to Oxford and London Paddington.

Adjacent to the village green there is a very well-stocked local shop and a fashionable cafe next door which doubles as a fine dining restaurant several evenings a week. Many walks in the surrounding countryside can be enjoyed directly from the cottage particularly at the end of the High Street which culminates in Dovedale Woods.

The cottage would be perfect as a main or a supplementary home and is strongly recommended for internal inspections.

Accommodation comprises:

Through Living Room

(19' 4" x 12' 4") or (5.89m x 3.75m)

With renewed solid oak flooring, original fireplace with flagstone hearth and Stovax cast iron woodburning stove. Exposed stone walling to the front and particularly attractive arched small paned window. Built-in display areas, easy renewed staircase rising to first floor, built-in understairs storage cupboard with remote light. Double radiator and four oak steps descending to diner kitchen.

Dining/Kitchen

(13' 11" x 10' 6") or (4.23m x 3.21m)

With ceramic tiled floor, Rayburn gas fired stove set in to original chimney breast with lintel above. Marble-effect laminate work tops fitted to two sides with inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. Built-in corner carousel unit, space and plumbing for dishwasher, space for slot-in slim-line electric stove, space for fridge freezer and pull-out larder cupboard, housing for microwave and four separate base units. Ceiling clothes drying rack, almost full-height electric column radiator. Tiled surround to work surfaces and inset spotlights to the ceiling.

Rear Utility Area

With space and plumbing for automatic washer, space for tumble dryer, ceramic tiled floor. Stable-style door with direct access on to rear garden.

Landing Area

Rear dormer window, all internal latch-and-brace doors.

Front Bedroom 1

(14' 0" x 9' 7") or (4.26m x 2.93m)

With two double full-height built-in wardrobes with five high level cupboards all installed by Hammonds, with integral drawers and hanging space. Small paned arch window, double radiator, access to loft space with drop-down aluminium ladder. Exposed stonework around the window.

En Suite Shower Room / WC

With three piece suite in white, high flush w.c., wash hand basin set on to double cabinet. Fully tiled shower cubicle with fold-in glazed screen and thermostatic shower. Chrome ladder-style heated towel rail and radiator. Oak-style flooring and antique latch-and-brace door.

Bathroom/W.C.

With original antique elm flooring. Four piece suite, low flush w.c., roll-top freestanding bath, wash hand basin set in to double cupboard. Fully tiled shower cubicle with thermostatic shower. Ladder-style heated towel rail and radiator and built-in extractor. Built-in shaver point and antique pine shaving cabinet.

Lower Level Landing Area

With airing cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating.

Rear Bedroom 2

(11' 7" x 10' 1") or (3.53m x 3.07m)

With stunning panoramic view from triple dormer window with outlook over gardens towards undulating countryside. Single radiator. Full-height built-in triple louvred door wardrobe, access to second loft area and spotlights to the ceiling.

Outside

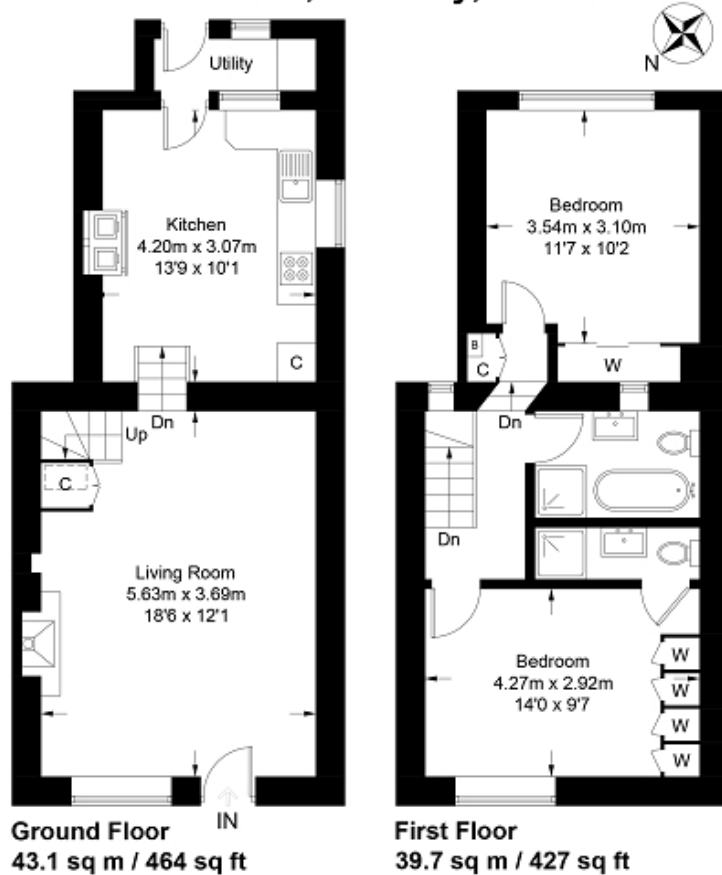
Rear Garden

(30' 00" x 15' 00") or (9.14m x 4.57m)

With central graveled area, timber outside cabin with covered log area, covered bin store. Patio to the rear of the property taking full advantage of the sun most of the day. Separate bench seating area and gated access leading to communal passageway for four properties, 10, 11, 12 and 13 Park Road. Enclosed garden with well-stocked shrubbery and flower borders. There is a right of access for number 13 Park Road over the concreted pathway adjacent to the property to the passageway to Park Road.



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Approximate Gross Internal Area = 82.8 sq m / 891 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1087170)

Directions

From our Moreton-in-Marsh office, turn left and at the second mini-roundabout right 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 in to the village turn left at the crossroads adjacent to the village green and at the following T-Junction turn right signposted Chipping Campden and in to Park Road. This property is then a few hundred yards along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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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