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# Fairview Cottage High Street, Blockley, Moreton-in-Marsh, Gloucestershire. GL56 9EX

Guide Price £425,000, Freehold

## Property Description

Forming an integral part of the street scene in this iconic North Cotswold village, and taking its name from the superb panorama over gardens and countryside to the rear; this Grade II listed, inner terraced, three-storey two-bedroomed village retreat combines the innate character and charm of a period home, with some of the more contemporary refinements of modern day living and should be viewed internally to be fully appreciated.

The property is raised half a storey from the High Street but the main entrance is on the lower ground floor to a spacious tiled hallway leading to a stylish contemporary fitted kitchen with underfloor heating and a good range of appliances, granite work tops and twin patio doors forming an outstanding vista over the patio garden and surrounding treescape, all with a light and airy atmosphere. The property has three Elm staircases, many pointed stone walls, some exposed and painted beams and when ascending through the floors, the views become even more outstanding.

Other refinements include a homely wood burning stove to the sitting room, gas fire central heating from the recently renewed combination boiler, a modern bathroom suite with a shower and most windows having secondary double glazing and some being double glazed.

The property is located midway along the High Street which terminates in Dovedale woods from which there are many glorious walks, either in surrounding hills or along the cascading Blockley brook, which bisects the village. There are two public houses and a well used and very popular village cafe that doubles as a fine dining restaurant several evenings a week. There is an adjacent supermarket, a local primary school and a village hall which regularly hosts plays and concerts. Blockley is also famous for being a village where the television series Father Brown is filmed with visitors coming from all over the world to see the church and other buildings from the series.

Blockley is located mid-way between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton in Marsh with railway links to London Paddington.

## Accommodation Comprises

### Lower Ground Hallway

With double radiator and double louvred doors opening into large shelved storage area, ceramic tiled floor, three low level lighting panels.

### Cloakroom

With two piece suite in white, wash hand basin set onto a pine cabinet, low flush wc, built-in under stair storage cupboard and exposed Cotswold stone wall.

### Rear Area

With stone and elm staircase leading to the ground floor, built-in shelves and storage cupboard and housing for fridge freezer cabinet.

### Kitchen / Dining room

(14' 07" x 11' 11") or (4.45m x 3.63m)

With matching ceramic tiled floor also with electric under floor heating. Northern aspect double glazed Velux window and full height sliding double glazed patio doors with a picture window with a south easterly aspect with gardens and treescape. Part timber panelled to the dado height and granite worktops fitted to two sides with split level ceramic induction hob with built-in electric circatherm oven below with externally ducted cooker hood above. Inset stainless steel sink unit with mixer tap and corner sited recently renewed combination boiler for instantaneous hot water and gas fired central heating. Space and plumbing for an automatic washer and an integrated Bosch dishwasher, integrated fridge. Five separate base cupboards and ten matching wall mounted cupboards. Ample space for dining table.

### Rear Garden

Enclosed rear courtyard with random Cotswold stone wall to two sides and brick wall to the South side, a flagged garden area with flower beds, wood store, outside water tap and bike store. South easterly aspect and superb views.

### Upper Ground Floor

#### Landing

Ground floor with secondary glazed window, single radiator, Elm floor and easy Elm staircase rising to first floor.

### Living Room

(13' 07" x 8' 08") or (4.14m x 2.64m)

With exposed antique timber floor, optional front door, built-in window seat with two cupboards below, painted ceiling beam, with cast iron wood burning stove and flagstone hearth into original chimney breast. Second mosaic tiled hearth and double radiator, exposed pointed Cotswold stone wall.

### First Floor

#### Landing Area

Exposed timber landing area with mullioned window with south easterly aspect over trees and gardens. Built-in shelved linen cupboard.

### Bathroom

With three piece suite in white, low level wc, ROCA wash hand basin and curved panel bath with curved glass screen and Mira integrated shower. Chrome ladder style heated towel rail and radiator, exposed antique beams. Circular shaving mirror and medicine cabinet alongside. Superb views over surrounding countryside.

### Front Bedroom 2

(13' 09" x 8' 08") or (4.19m x 2.64m)

With fitted full height wardrobes to one wall incorporating four double robe areas with sliding doors, double radiator and solid timber floor.

### Second floor landing / study area

(13' 04" x 7' 06") or (4.06m x 2.29m)

With panoramic views over trees and gardens towards distant countryside. Built-in eaves storage area with sliding doors and hanging space, single radiator.

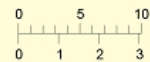
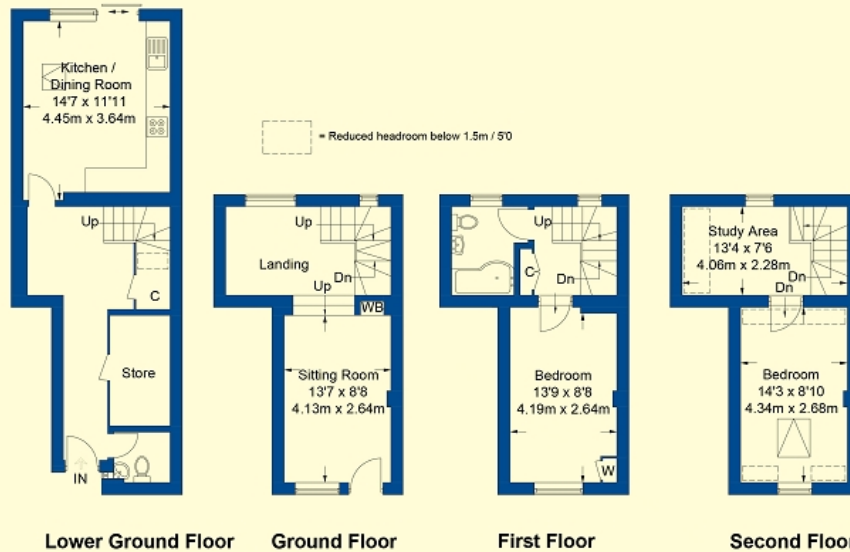
### Master Bedroom

(14' 03" x 8' 10") or (4.34m x 2.69m)

With exposed timber perkins, large double glazed Velux swing window with lower level secondary double glazed window. Double built-in wardrobe and Apex ceiling, double radiator.



## Fairview, High Street, Blockley, GL56 9EX



Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID493037)

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## Directions

From our Moreton-in-Marsh office turn left and at the second mini roundabout turn right along the A44, continue through the village of Bourton-on-the-Hill after which turn right sign posted Blockley 1 1/2 mile, when entering the village of Blockley, dropping down the hill and through a series of bends, turn left at the crossroads adjacent to the village green keeping the village green on the left hand side and at the following T junction turn left passing the shop and cafe where the road narrows, passing the church on the left hand side and into the High Street. Continue past the Crown Hotel and this property is then positioned a short way along on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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.

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