



1 Mill Close,

Blockley | Moreton-in-Marsh | Gloucestershire | GL56 9DN



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Blockley | Moreton-in-Marsh | Gloucestershire

Stratford-upon-Avon - 20 miles

Cheltenham - 17 miles

Oxford - 30 miles

Moreton-in-Marsh - 4 miles

A unique 3/4 bedroom Grade II listed village retreat located in the epicentre of Blockley village.

Living Room | Dining Room | Kitchen
Three Bedrooms | Snug/Bedroom 4
Two Ensuite Shower Rooms

Guide Price: £950,000



Occupying an idyllic location in the very epicentre of one of the most popular villages in the North Cotswolds and positioned to enjoy a truly beautiful aspect over a well-screened private Mill Pond to the front and over delightful landscaped gardens to the rear, this end-terraced, two-storey, three/quarter bed roomed Grade II listed village retreat must be viewed first hand to be fully appreciated and internal inspection is strongly recommended.

The property is complimented internally with many antique features including many oak and elm floorboards and doors, high beamed and apex ceilings and a homely woodburning stove in the commodious living room. The many mullioned windows enjoying engaging aspects over the Mill Pond and gardens.

More contemporary refinements include a newly fitted kitchen with quartz work tops and a good range of integrated appliances, there is a single storey dining room extension to the rear with double French doors on to the garden, ensuite shower rooms with underfloor heating to two bedrooms, and a stylish contemporary refitted family bathroom. The property is warmed with gas fired central heating from a combination boiler and double glazing throughout.



The property stands in an almost 0.2 acre plot with the rear garden being, for this part of the village, surprisingly well-screened and private and offering delightful views to the south towards the centre of the village. The Mill Pond, however, is the most stunning feature with the view from the master bedroom being as hypnotic as it is tranquil and calming.

The property has off-street parking for several vehicles provided by two driveways to the front and side, along with further allocated parking for two vehicles in two parking areas off Church Close/Lower Street.

This is a unique property in a unique location and beautifully presented by the present owners to whom it pays the highest compliment.



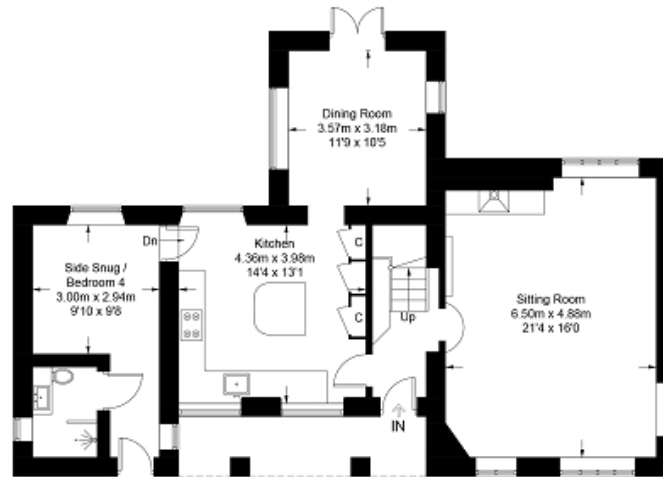
General
Council Tax Band E

1 Mill Close, Blockley, GL56 9DN

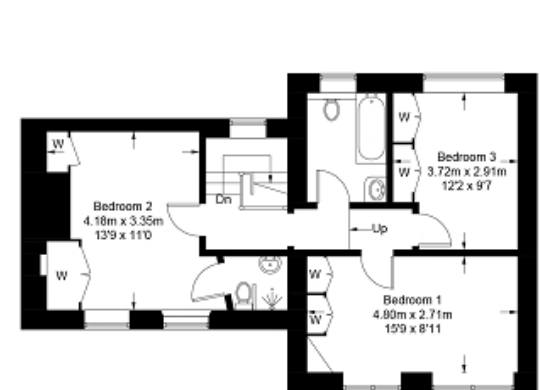


Directions

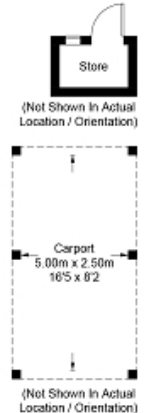
From our office in Moreton-in-Marsh, turn left and at the second mini-roundabout turn right along the A44 towards Broadway, continuing through the village of Bourton-on-the-Hill, after which turn right signposted Blockley 1 1/2 miles. After descending in to the village turn left at the crossroads adjacent to the village green and at the following T-junction, turn left and park adjacent to the village green and before the village shop. There is a private driveway on the left-hand side and a sign announcing the entrance to Mill Close. Continue straight on, on foot, beside the mill pond and this property is then dead ahead.



Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)

Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft
Store = 1.6 sq m / 17 sq ft
Total = 146.8 sq m / 1580 sq ft (Excluding Carport)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1134012)

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



Tel: 01608 652345

Barklays House, High Street, Moreton-In-Marsh.
Gloucestershire. GL56 0AX
sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

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