



HOLMANS
ESTATE AGENTS

8 Park Road, Blockley, Moreton-in-marsh, Gloucestershire. GL56 9BZ

Guide Price £385,000, Freehold

Property Description

Positioned only a few hundred yards from the centre of one of the most popular villages in the North Cotswolds, this next to end terraced, three storey, two double bed roomed cottage retreat is perfect for those looking for a main or a second home and should be viewed internally to be fully appreciated.

The open-plan living area on the ground floor features a homely woodburning stove set in to an original Cotswold stone fireplace, a flagstone floor, all blending stylishly with the bespoke fitted kitchen with granite worktops and built-in appliances.

There is a double bedroom and a contemporary style bathroom on the first floor and a large through master bedroom on the second floor enjoying excellent views over treescape towards distant countryside. Both bedrooms have exposed floor boards and some exposed beams. Additional character has been added with pencil lighting to the winding stairwell.

The property is warmed with gas fired central heating from a combination boiler and has the advantage of a two tiered rear garden with a flagged patio and enclosed lawn.

This part of Park Road is very close to the village green in the centre of the village where there is a good quality village store and the adjacent Blockley Cafe which doubles as a fine dining restaurant several evenings a week. The village is located midway between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh where there are railway links to Oxford and London Paddington.

Accommodation comprises:

Through Living Room/Kitchen

(17' 01" x 11' 10") or (5.21m x 3.61m)

With solid limestone floor throughout.

Living Area

With double radiator, original Cotswold stone fireplace with a Villager cast iron woodburning stove, renewed stone lintel and original random Cotswold stone chimney breast and matching recesses with set-back display area with stone sill. Two wall-mounted light points.

Kitchen Area

Fitted on three sides with granite work tops with inset stainless steel sink with integrated drainer and chrome mixer tap, five ring gas hob with canopied cooker hood above and granite splashback, built-in electric circatherm oven below. Corner stainless steel carousel unit, three base cupboards, integrated Beko dishwasher. Two four drawer spice racks, four wall shelves, three ceiling spotlights. Stable door with outlook over rear garden. Staircase returning to first floor with built-in understairs storage cupboard and separate cupboard housing fridge freezer.

First Floor Landing Area

With painted latch and brace doors.

Front Bedroom 2

(11' 10" x 9' 03") or (3.61m x 2.82m)

With exposed timber flooring, exposed ceiling beams, built-in full-height double width book shelf. Single radiator. Outlook towards St George's Hall and countryside.

Bathroom/W.C.

Single radiator. Three piece suite in white with double width wash hand basin set on to double cabinet, low flush w.c., enamel steel bath with wall-mounted shower spray and Travertine tiled wall-surround. Two tier cupboard for storage and housing and plumbing for washer dryer and separate cupboard with Glow-worm combination boiler for instantaneous hot water and gas fired central heating. Wall and ceiling light points.

Second Floor

Master Bedroom

(17' 01" x 12' 02") or (5.21m x 3.71m)

With dormer window to the front and triple rear window with outstanding outlook over treescape and surrounding countryside. Two single radiators, access to loft space and exposed floor boards.

Outside

Rear Garden

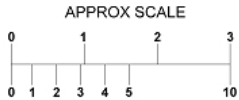
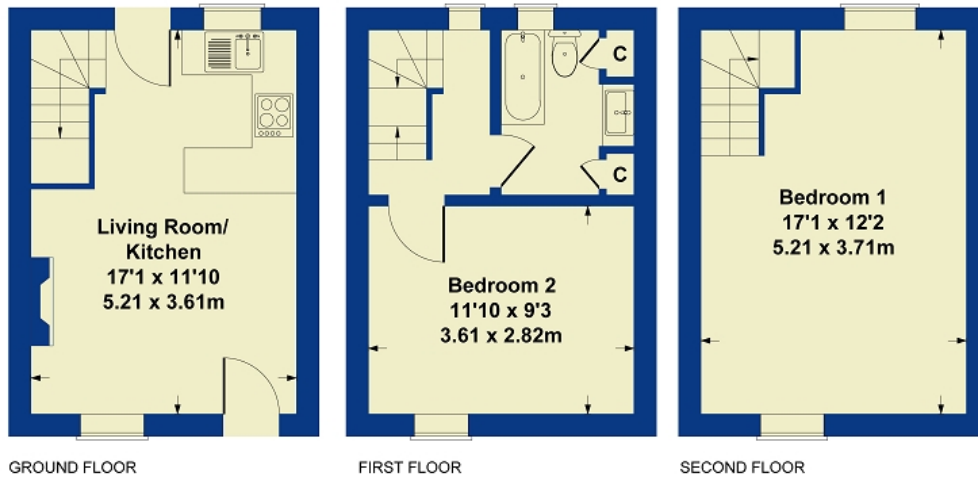
(0' 0" x 40' 0") or (0.00m x 12.19m)

With patio closest to the property and steps down to an enclosed lawned garden with tall hedgerow surround and rear timber cabin. There is a right of access for all adjacent properties and a communal pathway outside the property giving access via an alleyway to Park Road.



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Approximate Gross Internal Area
606 sq ft - 56 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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 for Blockley 1 1/2 miles. When descending in to the village continue through a series of bends to the crossroads adjacent to the village green. Turn left and at the following T-junction turn right towards Chipping Campden and in to Park Road. This property is just over 100 yards along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(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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