



**HOLMANS**  
ESTATE AGENTS

### Property Description

Forming an integral part of the street scene towards the fashionable Dovedale end of the High Street in this highly sought after Cotswold village, and enjoying views to the rear over gardens and rolling hills, this late Victorian detached, two storey, three bedroomed village retreat offers excellent scope for those looking to develop a property to their own requirements and has not only its own garage, but off-street parking for three further vehicles.

The property has a separate living room and dining room, garden room and kitchen, and three bedrooms and a bathroom on the first floor. There is a series of outbuildings, and the property lends itself to further development to increase the size of the accommodation, subject to the usual planning constraints. The rear garden is the star of the show, with several seating areas and sloping lawn leading down to the babbling Blockley brook, which meanders through the whole of the village.

Blockley High Street is a no-through road ending in Dovedale Woods, which naturally limits the amount of traffic around this part of the village. There are scenic walks to be enjoyed around the whole of the area, and which can all commence from the property itself. Blockley is located mid-way between the cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh, where there are rail links to London Paddington. The village has its own shop and tea room, two public houses, a hotel and primary school.

### Accommodation comprises:

#### Hall

Double radiator.

#### Central Entrance Hall

With staircase to first floor.

#### Sitting room

(14' 11" x 11' 02") or (4.55m x 3.40m)

Stone fireplace with flue for real fire if required, currently with living flame gas fire, two single radiators.

#### Dining Room

(14' 11" x 11' 03") or (4.55m x 3.43m)

Double radiator, recessed fireplace with wood-burning stove and stone hearth, batoned ceiling, access to understairs wine cellar with quarry tile floor and tiled shelf.

#### Kitchen

(9' 10" x 9' 11") or (3.00m x 3.02m)

Granite worktops fitted to two sides with inset 1 1/2 asterite sink unit with single drainer and mixer tap. Split-level stove, gas-fired double oven with mosaic tile surround, cupboard below, split-level AEG gas hob. Six base units and six matching wall-mounted cupboards, tile surround to work surfaces. Easterly outlook over rear garden, double radiator, breakfast bar.

#### Garden room

(8' 05" x 6' 06") or (2.57m x 1.98m)

Ceramic tile floor, double glazed on two sides with easterly and southerly aspect.

#### Utility Area

Space for fridge.

#### Shower / utility room

With plumbing for automatic washer and shower cubicle with Mira Sport shower, single radiator. Easterly aspect over rear garden.

#### W.C.

With low-flush suite in white.

#### Landing

#### Bedroom 1

(15' 0" x 11' 02") or (4.57m x 3.40m)

Through room. Double built-in wardrobe, double radiator. Elevated easterly and westerly aspects. Separate built-in single wardrobe, telephone point.

#### Bedroom 2

(11' 10" x 11' 03") or (3.61m x 3.43m)

Outlook over treescape and High Street, single radiator, built-in single wardrobe.

#### Bedroom 3

(9' 11" x 8' 10") or (3.02m x 2.69m)

Elevated easterly aspect over Blockley brook and rear garden, double radiator and telephone point.

#### Bathroom

With three-piece suite, pedestal wash hand basin, low-flush WC, handle panelled bath, tiled surround, built-in shaving mirror, single radiator, northerly aspected window.

#### Lower Ground Floor Cellar

(10' 06" x 6' 06") or (3.20m x 1.98m)

Former wash house, with Potterton Prima gas fired central heating boiler.

#### Garage

(16' 06" x 13' 10") or (5.03m x 4.22m)

Sliding doors and rear courtesy door.

#### Front Garden

With garden block to one side and block-paved driveway for off-street parking for two vehicles, random Cotswold stone boundary wall.

#### Rear Garden

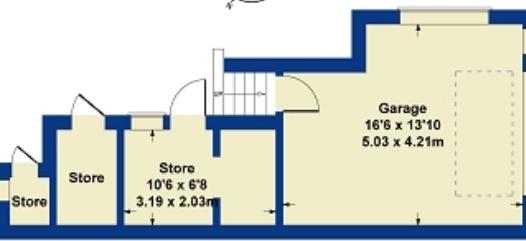
(100' 0" x 40' 0") or ()

Mainly sloping lawned area with mature trees, off-street parking at the foot of the garden with wrought iron gates for one further vehicle, elevated terrace and rose garden with steps ascending to the rear of the property, small sun deck with trellis surround. Three separate garden stores, access to garage.



## Millbrook House

Approximate Gross Internal Area  
1593 sq ft - 148 sq m



OUTBUILDING



## Directions

From our Moreton-in-Marsh office, turn left and at the second mini round-about, turn right continuing through the village of Bourton-on-the-Hill, after which turn right, signposted Blockley 1.5 miles. When entering the village, drop down the hill and through an S-bend to a crossroads adjacent to the village green. Turn left and at the following T-junction turn left, continuing past the village shop and into the High Street. Pass the Crown Hotel on the right hand side and after a further 400 yards, this property is located on the left hand side, just before Brook Lane. Turn into Brook Lane and immediately left into the driveway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	32
(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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