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ESTATE AGENTS

5 Upper Terrace, Greenway Road, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9BH

Offers Over £350,000, Freehold

Property Description

Positioned in a distinctive row of terraces originally dating from the mid 19th century, this substantially extended inner-terraced, three-storey, two double bedroom village retreat now offers every opportunity for those looking to adapt a property to their own requirements and viewing is strongly recommended.

The property could hardly be better positioned for walks in the surrounding countryside around Blockley and in to Dovedale woods. There is also the centre of the village only a few hundred yards downhill where there is the very popular well-stocked village shop and cafe that opens as a fine dining restaurant several evenings a week.

The property itself has been upgraded some time ago with the addition of Upvc double glazed windows and gas fired central heating from a combination boiler. There is a sizeable kitchen and bathroom extension and dormer windows have been added to the second floor creating a light and airy room. Attractive views can be enjoyed over gardens towards distant countryside and the property has its own well planted garden and a stone outhouse suitable for a variety of purposes.

Unusually the propertys orientation is back to front with pedestrian access from Greenway Road to the propertys front door in to the kitchen. The rear of the property fronts Backends where there is unallocated parking available.

Blockley is positioned midway between the market towns of Chipping Campden and Moreton-in-Marsh with the latter having its own railway station with direct links to Oxford and London Paddington. The village has its own primary school, two public houses and is widely regarded as one of the most attractive villages in the North Cotswolds.

Accommodation Comprises

Access from Greenway Road along pedestrian footpath.

Kitchen

(11' 6" x 7' 7") or (3.50m x 2.31m)
Fitted on two sides with laminate worktops and tiled surround, stainless sink unit and single drainer. Seven base cupboards, four wall-mounted cupboards. Built-in recess cupboard with three shelves above. Double radiator. Outlook over gardens. Plumbing for automatic washer. Space for gas cooker.

Rear Living Room

(15' 2" x 12' 2") or (4.62m x 3.70m)
Exposed beams to the ceiling. Open tread staircase rising to first floor with batoned balustrade. Three wall-mounted light points. Gas fire fitted in to original chimney breast with composite marble hearth. Double small paned frosted doors to kitchen.

First Floor Landing Area

Easy staircase to second floor. Built-in shelves. Frosted south-facing gable window.

Bathroom

Three piece coloured suite. Low flush w.c., pedestal wash hand basin and handled panel bath. Part-tiled walls. Single radiator. Views over garden towards distant countryside.

Front Bedroom

(15' 4" x 12' 2") or (4.67m x 3.71m)
Single radiator. Outlook over treescape. Double built-in wardrobe and walk-in airing cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating.

Second Floor

Bedroom 2

(15' 6" x 12' 3") or (4.73m x 3.74m)
Two single radiators. Dormer windows to both front and rear with partially screened outlook over trees and superb views over gardens towards distant countryside. Built-in overstairs cupboard.

Outside

There is a communal pathway to the rear over which all the cottages have rights of access.

Garden

Measuring approximately 33 feet long. Flagged pathway dividing two separate garden areas leading to patio with southerly and westerly aspect to a detached stone built outbuilding (3.29m x 2.05m). There is a flagged patio beyond approximately 6.3m x 8.0m. Enclosed area with flagged base and a second brick built outhouse, (1.40m x 1.40m), formerly garden closet.









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= Reduced headroom below 1.5m / 5'0



Ground Floor
27.0 sq m / 291 sq ft

First Floor
26.4 sq m / 284 sq ft

Second Floor
17.6 sq m / 189 sq ft

(Not Shown In Actual Location / Orientation)

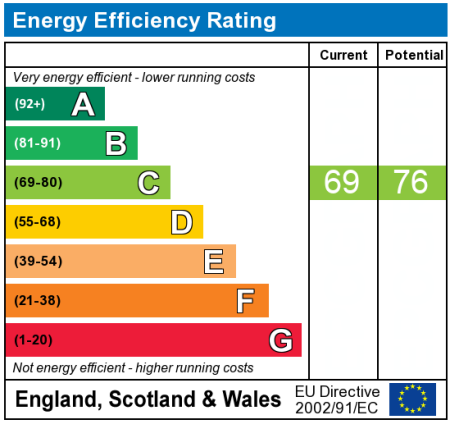
Outbuilding
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 71.0 sq m / 764 sq ft
Outbuilding = 8.6 sq m / 92 sq ft
Total = 79.6 sq m / 856 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1287469)

Directions

From our Moreton-in-Marsh office, turn left and at the first mini roundabout turn right along the A44 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 continue through a series of bends and at the following crossroads, adjacent to the village green, turn left and at the following t-junction turn right and first left on to Greenway Road towards Broadway. After just over 100 yards park on the left-hand side and you will see a gate just before a row of terraced houses highlighting the access to Upper Terrace. Continue through the gate and this is then the fifth property on the right hand side.



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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