

HOLMANS
ESTATE AGENTS

12 Mill View, Blockley, Gloucestershire, GL56 9AZ

Offers Over £400,000, Freehold

Property Description

Located on the bank of the gently cascading Blockley Brook, close to the centre of the most sought after villages in the North Cotswolds, this end-terrace , three-storey, three bedroom contemporary style cottage is faced in an attractive Cotswold stone and is strongly recommended for those looking for a peaceful hideaway in the Cotswolds or indeed a holiday cottage for investment purposes.

The property has a lower ground floor kitchen with a good range of units and integrated appliances leading to a small terrace garden adjacent to the dreamy tranquility of Blockley Brook. A timber bridge then leads over the brook through a gently meandering pathway through landscaped gardens, ascending to a lawned plateau which is privately screened on three sides and is perfect for a relaxing picnic area with engaging views over the village.

Internally the property has two bedrooms and two bathrooms on the first floor, one ensuite to the master bedroom which also enjoys stunning views over the brook. There is a bedroom or study together with a rear living room on the ground floor and in addition to the kitchen there is a separate utility room and ground floor cloakroom on the lower ground floor. The property is now ready for a programme of redecoration and general upgrading.

The property has an allocated car parking space in the adjacent courtyard and is only a few hundred yards from the village green where there are two public houses, a community run village shop and tearooms, a hotel, primary school and has access to some of the most attractive walks in the area.

Blockley is located midway between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton-in-Marsh, where there are rail links to London Paddington.

Accommodation Comprises

Hall

L-shaped with an easy staircase rising to first floor with spindle balustrade and descending to lower ground floor. Telephone point and single radiator.

Living Room

(15' 00" x 12' 04") or (4.57m x 3.76m)

Wall mounted gas fire and double radiator, two windows with an elevated easterly aspect over Blockley Brook and rear garden.

Bedroom 3

(7' 05" x 9' 07") or (2.26m x 2.92m)

Triple full height sliding door wardrobe to one wall and a single radiator.

First Floor

Landing Area

Single radiator.

Ensuite Shower Room/WC

Three piece suite in white with low flush WC, pedestal wash hand basin with a matching mirror above, strip light and shaver point and a slightly elevated shower cubicle with a glazed door, tiled interior with dado tiling relief, shower unit, ladder-style heated towel rail and radiator. Double mirrored vanity cupboard and a built-in extractor. Oak-style Karndean flooring.

Rear Bedroom 1

(14' 11" x 9' 0") or (4.55m x 2.74m)

Two windows with an elevated aspect over Blockley Brook towards the gardens and countryside. Single radiator and a t.v. aerial point.

Front Bedroom 2

(14' 10" x 7' 05") or (4.52m x 2.26m)

Single radiator, built-in airing cupboard with a lagged cylinder and immersion heater.

Bathroom / WC

Three piece suite in white, pedestal wash hand basin with a tiled splash back, circular shaving mirror and strip lighting. Shaver point above. Low flush w.c., enamel steel bath with hand-held shower attachment and a wall-mounted integral shower with a curtain rail and a tile surround. Oak-style Karndean flooring and a single radiator.

Inner Hallway

Single power point. Single radiator.

Lower Ground Floor

Dining Kitchen

(19' 0" x 14' 10") or (5.79m x 4.52m)

Ceramic tiled floor, double radiator. Understairs recess. Kitchen fitted on three sides with granite-style laminate worktops including a large peninsular breakfast bar. Rangemaster five ring gas stove with a double oven and a double canopied cooker hood above. Beech-style fronted units incorporating a two tier shelved pull-out larder cupboard. Slimline integrated dishwasher, integrated fridge. Two corner carousel units. Two and three unit pan drawers and two separate built-in cupboards below. 1 1/2 asterite sink unit with single drainer and swan necked chrome mixer tap. Six matching wall-mounted cupboards, two with glazed cabinet display fronts housing a gas fired central heating boiler. Cast iron gas wood burning stove set on a stone plinth and vented externally. T.v. aerial point with wall bracket above and double doors leading to rear garden.

Cloakroom

Two piece suite in white, low flush w.c., wall-mounted wash hand basin. Single radiator. Oak-style Karndean flooring. Built-in extractor.

Utility Room

(8' 09" x 7' 05") or (2.67m x 2.26m)

Single radiator, laminate worktop with inset stainless steel sink unit with single drainer. Five wall mounted cupboards. Space and plumbing for automatic washer and tumble dryer. Two base cupboards and double two tier four unit cupboard opposite.

Outside

Rear Garden

(30' 0" x 20' 0") or (9.14m x 6.10m)

Mainly flagged area with elevated flower borders to one side, a tressle fencing to the south and iron fencing to one side. Small lawned area and steps leading down to a pathway which is shared and maintained with access from here to the car park where there is an adjacent piece of sloping garden and a timber store. The block paved parking area has allocated parking spaces for the adjacent properties and also for this property and which are on the right hand side with the parking bay closest to the house.
There is a timber bridge over the brook also jointly maintained by the four frontages and the separate garden to this property is inline with this house and rises via a meandering pathway which is particularly well stocked with shrubs, plants and small trees to each side and eventually opening into a lawned plateau adjacent to open countryside and surrounded by three sides on trees. Here the views are to be enjoyed over fields to one side and over the brook toward the centre of Blockley village, perfect for a picnic, also taking in the late evening sun.

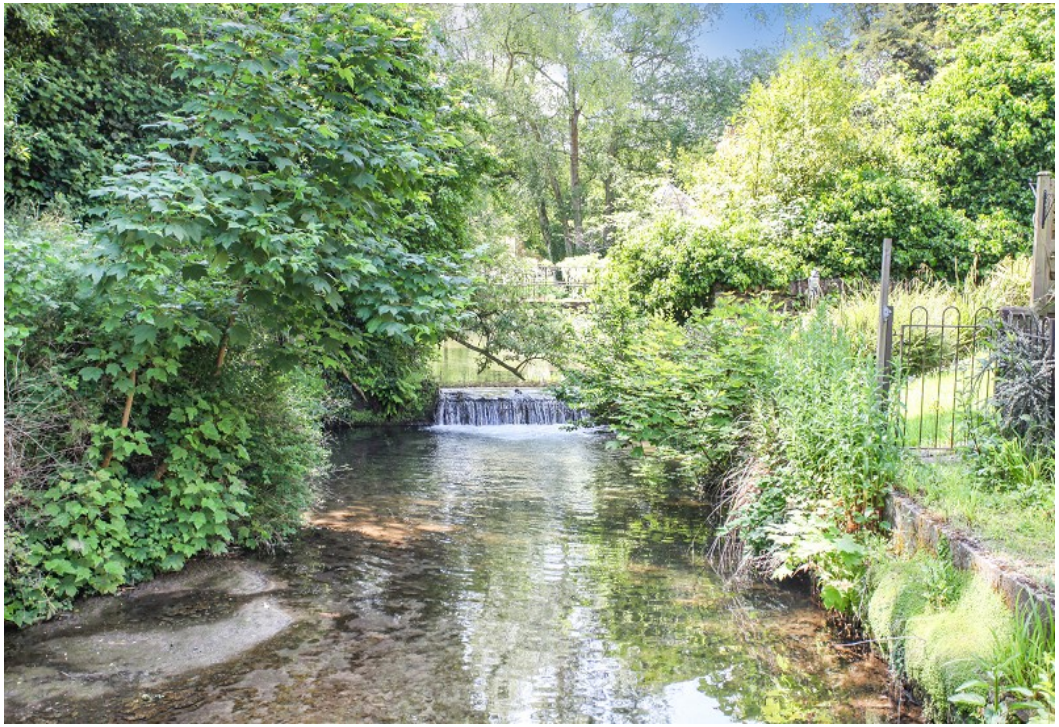
Side Garden

(20' 0" x 30' 0") or (6.10m x 9.14m)

With two trees. Lawned area with shrubbery beds underneath tree.



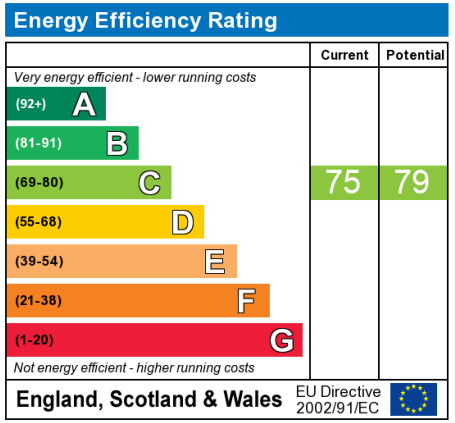






Directions

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 and after which turn right signposted Blockley 1 1/2 miles. When entering the village continue past Lower Brook House on the right hand side and at the following crossroads turn right into Mill View. This property is then positioned on the right hand side towards the bottom of the hill.



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.

MISDESCRIPTIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLMANS ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX
Tel: 01608 652345

Email: sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

121 Park Lane, Mayfair, London W1K 7AG
Tel: 02074 098391