



HOLMANS
— ESTATE AGENTS —

Sheaf House Cottage, Draycott Road, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9DY

Guide Price £525,000, Freehold

Property Description

Combining the innate character and charm of a period home with all the contemporary refinements of modern day living, this stylishly refurbished three storey, two double bedroomed traditional Cotswold cottage has a spacious living room to the front with the homely woodburning stove and a stunning fitted kitchen to the rear with a good range of integrated appliances and bi-fold doors leading directly on to the enclosed rear garden.

On the first floor there is a bedroom with a bank of fitted wardrobes and a stylish shower room and a master bedroom on the second floor with a decadent freestanding roll top slipper bath and an ensuite wash room.

The property has sealed unit double glazing, gas fired central heating from a recently renewed boiler and very importantly there is off-street parking for two vehicles allocated to this property and a very useful brick built outhouse.

The village is now probably most famous as being the location for filming the BBC series Father Brown under the name of Kembleford.

The property is located on one of the approaches to undoubtedly one of the most popular villages in the North Cotswolds, around quarter of a mile from the village green. Blockley has two public houses, its own mini supermarket, primary school and a village cafe that doubles as a fine dining restaurant several evenings a week.

Blockley is located mid-way between the Cotswold cafe society of Chipping Campden and the more traditional town of Moreton-in-Marsh where there is a large range of shops, supermarket and amenities and the all important railway station with links to Oxford and London Paddington.

Accommodation comprises:

Front Living Room

(18' 01" x 12' 03") or (5.51m x 3.73m)

With engineered oak floor, full height Cotswold stone chimney breast with slate hearth and cast iron wood burning stove. Painted ceiling beams, easy staircase returning to first floor, part-timber panelled walls, one low level and one full height column radiator, three wall-mounted light points, under stair storage cupboard with antique pine door. Louvred window blinds.

Rear Kitchen

(12' 06" x 8' 02") or (3.81m x 2.49m)

Fitted on two sides with quartz work tops with tiled surround, with integrated drainer and ceramic butlers sink with swan necked mixer tap above, slot-in Smeg five ring hob and double oven below, Hisense externally ducted canopied cooker hood above, two 2 tier pan drawers, split-level fridge with freezer below, integrated dishwasher and two further base cupboards. Four open shelves, two with lights above. Corner cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating. Column radiator, two skylight Velux windows and bi-fold doors with attractive outlook over rear garden. Ceramic tiled floor, free-standing butchers block ceramic tiled table with integrated drawers.

First Floor Landing Area

With painted beam and all renewed internal panelled doors.

Shower Room / WC

With three piece suite, close coupled low flush WC, oval wash hand basin set on to open timber cabinet, fully tiled shower cubicle with sliding glazed doors, rain shower head and hand-held shower spray. Louvred window blinds and built-in extractor, two wall-mounted light points and chrome heated towel rail and radiator. Ceramic tiled floor.

Front Bedroom

(10' 04" x 10' 01") or (3.15m x 3.07m)

With painted timber floor, three double full height fitted wardrobes to one wall with integrated lights, column radiator, louvred window blinds, two wall mounted light points and two bedside lights.

Second Floor Master Bedroom

(14' 02" x 12' 02") or (4.32m x 3.71m)

With painted timber floor, slipper style roll-top bath with mixer tap and hand-held shower spray, low level column radiator and full height column radiator, fitted window blinds, two wall mounted light points, two pendant lights to each side of the bed, louvred window blinds. Access to loft space.

Washroom/W.C.

Two piece suite in white, close coupled low flush WC, pedestal wash hand basin, ladder-style heated towel rail and radiator, built-in extractor, louvred window blind, with elevated aspect over roof tops and partial view of countryside, part-tiled walls and two wall-mounted light points.

Outside

Rear Garden

(30' 00" x 20' 00") or (9.14m x 6.10m)

With screening of lattice fencing to the rear, larch lap fencing to one side with mature hedges and six foot high fencing opposite between this and the adjacent property. Flagged area with elevated flower beds.

Front Garden Area

With wrought iron fencing and gated access leading to driveway.

Gravelled driveway to the front where there are four parking bays and a turning area. The two parking bays furthest away from the property are allocated to Sheaf House Cottage as is the brick built outhouse.



Sheaf House Cottage, Draycott Road, Blockley, GL56 9DY

Approximate Gross Internal Area
893 sq ft - 83 sq m



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 for Blockley signposted Blockley 1 1/2 miles. When descending into the village continue through a series of bends, passing the village green on the left hand side and the Great Western Arms on the right, then taking the second turning on the right signposted Draycott and into Draycott Road. Continue past the Dell and this is then the next property on the left-hand side and you will be able to park in the driveway off the road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(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.		

rightmove  onTheMarket.com



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