



HARRISON
ARDENSON
Sales &
Lettings

Arlington Terrace High Street, Blockley

Offers in Excess of £400,000



Situated along the idyllic High Street of Blockley, this charming grade II listed home offers character and flexibility, and would make an ideal first-time purchase, lock-up-and-leave, or investment opportunity in a sought-after Cotswold village.

Entering through the front door, you are welcomed into a cosy sitting room with log burner set in a feature stone fireplace, offering a comfortable space to relax. Continuing through the cottage, the kitchen is well laid out with ample worktop, cupboard space and room for a dining table. Between the kitchen and living room, you will find a hallway with the stairs leading up to the first floor.

Upstairs, the landing leads to a generous double bedroom and a well-appointed bathroom, complete with both a P-shaped bath and overhead shower.

Outside, the property benefits from a detached annexe accessed across the rear courtyard, providing a versatile space that could be used as a home office, studio or hobby room, with the added convenience of its own shower room.

The property has on road parking outside on the high street.

EPC: D

Council Tax Band: E

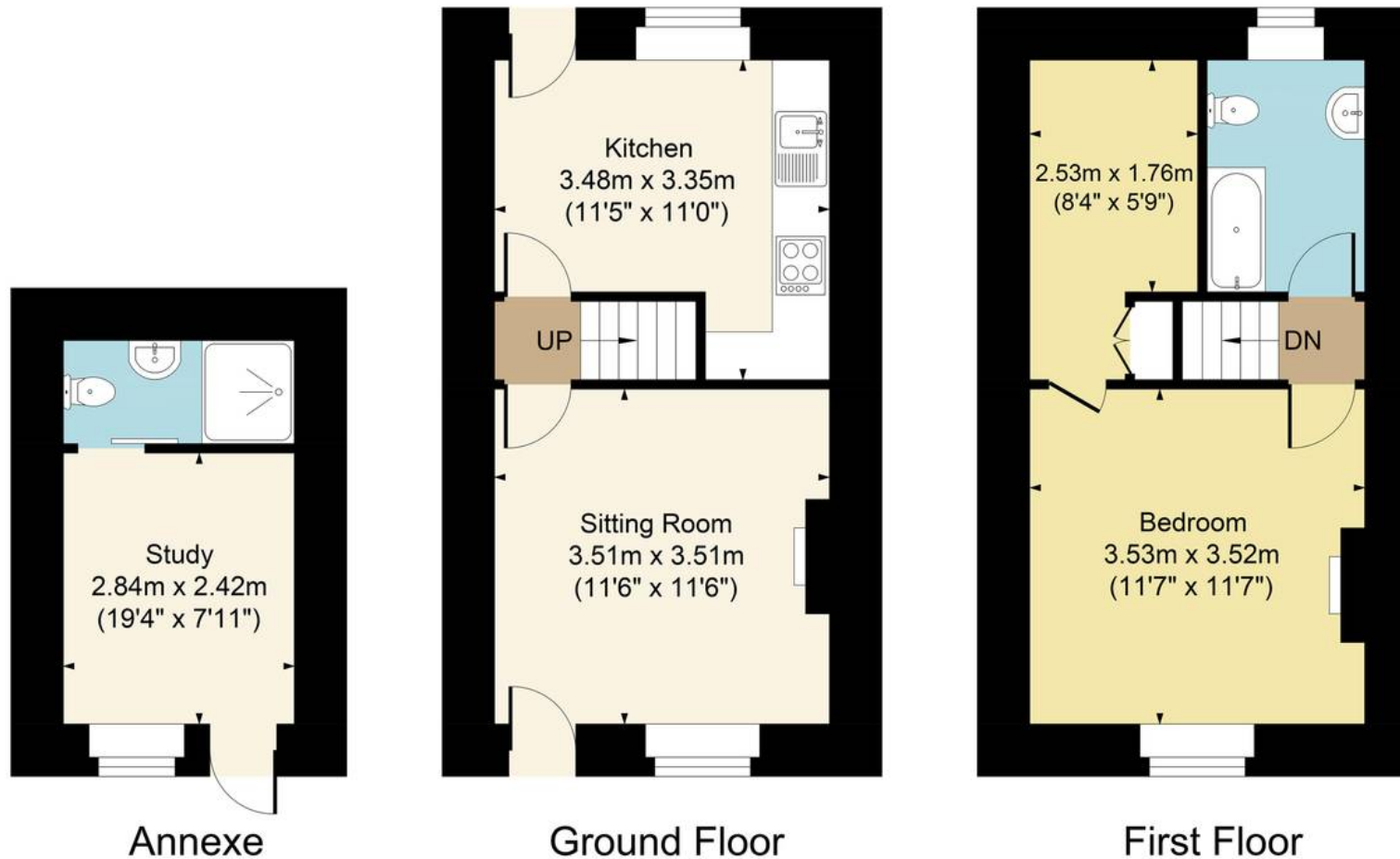
Tenure: Freehold

Nestled within the breath-taking Cotswolds Area of Outstanding Natural Beauty, Blockley offers quintessential Cotswold charm with honey-coloured stone cottages, rolling countryside and a wonderfully strong community spirit. The village benefits from a well-regarded primary school, a village shop and café, and popular pubs. Conveniently located just a short drive from Moreton-in-Marsh and Stow-on-the-Wold.





Main House Approx. Gross Internal Area:- 48.86 sq.m. 526 sq.ft.
Annexe Approx. Gross Area:- 9.73 sq.m. 105 sq.ft.
Total Approx. Gross Area:- 58.59 sq.m. 631 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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