

Peter Clarke



24 Park Road, Blockley, Moreton-In-Marsh, GL56 9BZ

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**Ground Floor**  
Floor area 67.6 sq.m. (728 sq.ft.)



**First Floor**  
Floor area 63.3 sq.m. (682 sq.ft.)



**Second Floor**  
Floor area 29.6 sq.m.  
(319 sq.ft.)

Total floor area: 160.6 sq.m. (1,728 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

- Four bedroom village home
- Extended and improved by the current owners
- Open plan sitting/dining room
- Bi fold doors with views over the deer park
- Sung with wood burning stove
- First floor double bedroom and principal bedroom suite
- additional playroom/study on the first floor
- Two further top floor bedrooms and family bathroom



£750,000

Lovely cottage situated in the very popular village of Blockley in a conservation area having rear panoramic views. The property offers an abundance of character and charm having sloping ceilings and vaulted ceiling to master bedroom with character port hole window. The current owners have had the roof re-insulated re-using the original roof tiles and have extended the cottage to create a lovely family home. The accommodation offers 4 bedrooms, over two floors, games room, family bathroom and en-suite, snug, fitted kitchen with integrated fridge/freezer and range cooker, sitting/dining room, utility room, cloakroom w.c., There is driveway parking for 1 vehicle. Viewing is highly recommended to appreciate this beautiful home with flexible accommodation to suit individual needs.

### **BLOCKLEY**

is situated midway between the Cotswold market towns of Moreton-in-Marsh and Chipping Campden. Historically, Blockley was a centre for the silk industry in the 18th and 19th centuries, harnessing the water from Blockley Brook which flows through the centre of the village. There is a shop and café with fine dining in the evening, two pubs, sports club, fitness gym, primary school and numerous societies in the village. Nearby Moreton-in-Marsh is well served with shops, supermarkets, doctor's and dentist surgeries, and mainline train service to London Paddington.

### **ACCOMMODATION**

Front door leading into hallway with doors leading to utility and cloakroom w.c., sitting/dining room with panoramic views and bamboo flooring, kitchen, snug, first floor games room, 4 bedrooms over two floors with en-suite shower room and family bathroom, east facing rear garden with shepherd style large storage shed, parking for 1 vehicle

### **ENTRANCE HALLWAY**

Front door leading into hallway with tiled floor, space for hanging and shoe storage.

### **UTILITY ROOM**

With tiled flooring, stable door leading to outside, space and plumbing for automatic washing machine and tumble dryer.

### **CLOAKROOM W.C.**

Fitted w.c., wash hand basin, tiled floor.

### **SITTING/DINING ROOM**

Bamboo flooring, bi-fold doors to outside with far reaching countryside views, log burning stove leading into

### **KITCHEN**

Having integrated American fridge/freezer, range cooker with tall electric oven and square gas oven with gas hob, space for dishwasher, ample cupboards and drawers integrated microwave oven, tiling to floor.

### **SNUG**

Fireplace with fitted log burning stove with storage cupboards and shelves either side, door to large storage cupboard, beamed ceiling and picture window

### **FIRST FLOOR GAMES ROOM/BEDROOM**

Picture window to front and side

### **BEDROOM 3**

Picture window and further entrance door

### **PRINCIPAL BEDROOM**

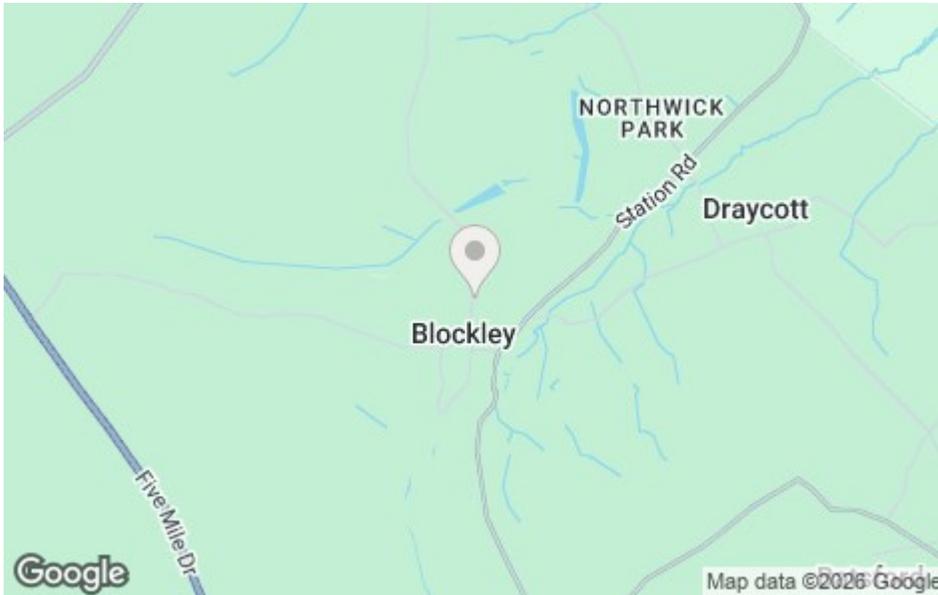
Vaulted ceiling, port hole window and two further windows with beautiful views, walk-in dressing room, large storage cupboard and further fitted storage unit

### **EN-SUITE SHOWER ROOM**

Walk-in shower, wash hand basin, w.c.







### **TOP FLOOR BEDROOM 1**

Picture window, cast iron decorative fireplace and sloping eaves ceiling

### **TOP FLOOR FAMILY BATHROOM**

Fitted bath, walk-in shower cubicle, wash hand basin and w.c.

### **TOP FLOOR STUDY/BEDROOM 4**

### **GARDEN**

Rear East facing garden having panoramic views, large shepherd style shed with front open storage, low level rear brick wall, pathway leading around to side and front of property where there is an outside seating area and borders. There is off road parking for 1 vehicle.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.





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Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT  
Tel: 01386 770044 | [campden@peterclarke.co.uk](mailto:campden@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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