



HOLMANS
— ESTATE AGENTS —

1 Crown Cottages, High Street, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9EX

Guide Price £400,000, Freehold

Property Description

Forming an integral part of the street scene of one of the most popular villages in the North Cotswolds, this inner-terraced, four storey, two double bedroom Grade II listed early 18th century cottage, is perfect for those looking for a home full of character or as a holiday cottage for investment purchases.

The innate character and charm of the property manifest in the inglenook fireplace in the living room with a homely woodburning stove, there are many exposed beams, pointed stone wall and exposed floorboards. More contemporary refinements include gas fired central heating from a combination boiler, a stylish modern bathroom with a rain shower head and an attractive lower ground floor diner kitchen with a good compliment of units.

One of the main features of the property, however, are the superb views enjoyed over gardens and roof tops towards distant countryside to the rear and an approximate 50 foot rear garden. Part of the listing of the property is to do with the quirky small-paned front ground floor window.

The property is positioned midway along the High Street which culminates in Dovedale woods where many scenic walks can be enjoyed in the surrounding countryside. The village has two public houses and a vibrant well-stocked village shop and a cafe which doubles as a fine dining restaurant several evenings a week.

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 Oxford and London Paddington.

Accommodation Comprises

Ground Floor Living Room

(15' 08" x 10' 04") or (4.78m x 3.15m)

Stained timber flooring, exposed beams and batons to the ceiling. Inglenook fireplace with cast iron woodburning stove set on flagged hearth. Built-in window seat with south easterly aspect over rear garden. Double radiator. Built-in shelves to one side of window.

First Floor Landing Area

Accessed by original elm staircase to main landing area, also with elm floorboards.

Bathroom/W.C.

Three piece suite, wash hand basin set in to cabinet surround. Low flush w.c. Panelled bath with glazed screen, rain shower head and hand-held shower spray. Tiled surround. Ladder-style chrome heated towel rail and radiator. Built-in extractor. Exposed beams to the ceiling. Shaving mirror with light above.

Rear Bedroom 1

(10' 04" x 10' 02") or (3.15m x 3.10m)

Built-in cupboards to each side of recess to bed. Particularly attractive outlook over rear garden and treescape towards distant countryside. Double radiator. Elm floorboards and exposed beams. Exposed random Cotswold stone wall with shelves to one side.

Second Floor

Accessed by elm staircase.

Bedroom 2

(13' 05" x 13' 05") or (4.09m x 4.09m)

A-frame roof timbers, superb views over roof tops towards distant countryside. Double radiator. Fitted cupboards to one wall with space for bed.

Lower Ground Floor

Access via stone steps returning to kitchen.

Kitchen

(14' 08" x 14' 01") or (4.47m x 4.29m)

Ceramic tiled floor. Rangemaster five ring stove set in to original chimney breast with oak lintel above and trimmed with Cotswold stone. Laminate work tops to one wall. Four base cupboards, seven matching wall-mounted cupboards. Tiled surround to work surfaces. Space and plumbing for dishwasher and automatic washer. Double radiator. Built-in gas meter cupboard. Two-tier cupboard housing gas fired central heating boiler. Mullion window with outlook over garden. Stable-style back door.

Outside

Rear Garden

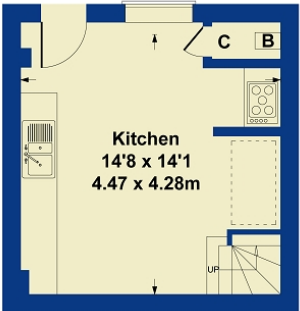
(50' 00" x 0' 00") or (15.24m x 0.00m)

Timber cabin to the rear, log store. Variety of flower beds and maturing bushes and trees. Garden fence to each side and a right of access exists for this property over the neighbouring three properties and The Knoll has a right of access over this property's back garden.

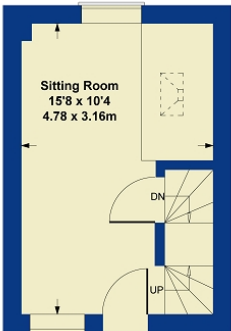


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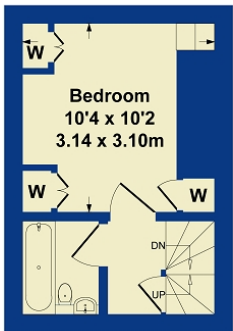
Approximate Gross Internal Area
710 sq ft - 66 sq m



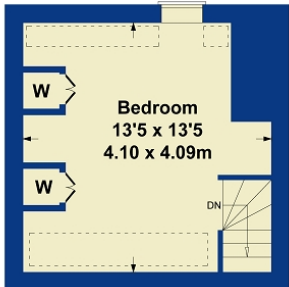
LOWER GROUND FLOOR



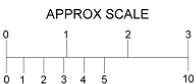
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Directions

From our Moreton-in-Marsh office, turn left and at the second mini-roundabout turn right towards Broadway 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, then turn left at the crossroads adjacent to the village green. At the following t-junction turn left, passing the shop and cafe on the left-hand side and continuing in to the High Street. The property is positioned on the left-hand side just after School Lane.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(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.



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