



HOLMANS
— ESTATE AGENTS —

Border Cottage, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9DP

£2,500 Monthly

Property Description

Occupying a discreet, slightly elevated location, in of one of the most sought after villages in the North Cotswolds, this superbly appointed detached, two double bedroomed recently-built contemporary village retreat has been completed to the highest specification.

Approached through a private driveway in Lower Farm Cottages, you are invited to approach the almost concealed entrance with remote controlled, electronically operated timber gates into a private enclave, never before experienced, where there is parking and turning space for at least two vehicles and a car port.

Internally, the specification can only be described in superlatives, where there are all oak doors, galleried ceiling in the hallway, gas-fired under floor heating to the whole of the ground floor, individually controlled in most rooms, with either flagstone, Karndean or carpeting. The kitchen has granite worktops, new Bosch and AEG appliances, and a separate utility room.

The split-level accommodation extends to a lower-ground floor living room with bi-fold doors leading onto the rear garden, and a homely Scandinavian wood burning stove. At first floor level there are two bathrooms, one en suite to the master bedroom with a high powered jet and massage shower stream and good views can be enjoyed from all these rooms over the surrounding countryside. There are conventional radiators on the first floor and the property has a walk-in airing cupboard with pressurised water system. Mood lighting is created throughout the property with inset, low voltage spotlights.

Both the location and specification of the property can only be fully appreciated by internal inspection, which is strongly recommended.

Hall

(14' 02" x 3' 02") or (4.32m x 0.97m)

And 4ft 7in x 3ft 0in

Slate flagstone floor, 14ft high sloping ceiling with high level skylight window and blind, gallery-style first floor landing. Double built-in cloaks cupboard with central heating manifold. Intercom to front driveway.

Cloakroom

Two piece suite in white, close-coupled low-flush WC, wash hand basin set into double cabinet, built-in extractor.

Study / Bedroom 3

(8' 08" x 6' 09") or (2.64m x 2.06m)

Inset spotlights to the ceiling.

Kitchen

(16' 06" x 11' 08"Max Max) or (5.03m x 3.56m Max)

Fitted on three sides with granite worktops with 1.5 stainless steel inset sink unit with swan necked mixer tap, split-level Bosch microwave oven with built-in electric circatherm oven below, cupboards above and below. Integrated slimline dishwasher, three-tier pan drawer, eight base cupboards, five matching wall-mounted cupboards, externally-ducted Bosch canopied cooker hood over split-level gas hob. Concealed pelmet lighting illuminating worktops, split-level fridge with freezer below, TV aerial point, large French door and glazed side panels forming a picture window over surrounding treescape.

Utility

(5' 07" x 4' 00") or (1.70m x 1.22m)

Matching granite worktop, space and plumbing for automatic washer and space for tumble dryer. Base cupboard, built-in extractor. Views over garden.

Living Room

(18' 08" x 16' 00") or (5.69m x 4.88m)

Exposed oak beam to the ceiling, built-in understairs storage cupboard, Hwam wood-burning stove set onto slate hearth, French door and side twin bi-fold doors opening onto flagged patio in rear garden. TV aerial point, three five-amp lamp points, mood lighting created with spotlights controlled with three dimmer switches.

Landing

Walk-in airing cupboard with gas-fired central heating boiler and pressurised hot water system.

Master Bedroom

(14' 04" x 8' 05") or (4.37m x 2.57m)

Built-in single wardrobe and storage to side with oak-style sliding doors, access to eaves storage areas, single radiator, southerly aspect to the front towards Lower Farm Cottages, TV aerial point, two bedside lights.

En Suite Shower Room / WC

Three piece suite in white, close-coupled low-flush WC, circular wash hand basin set into double drawers with shaving mirror with remote light above, walk-in shower cubicle with glazed doors, jet shower spray and side massage spray. Chrome ladder-style heated towel rail and radiator.

Upper First Floor Landing

Gallery-style area above hallway with southerly-facing skylight window with blind.

Bathroom/W.C.

Three piece suite in white, wall-mounted wash hand basin, close-coupled low-flush WC, bath with glazed side screen and hand held shower spray.

Skylight window with outlook over treescape. Tiled walls and shaving mirror, chrome ladder-style heated towel rail and radiator.

Bedroom 2

(12' 07" x 13' 02") or (3.84m x 4.01m)

Apex ceiling with gable window and southerly and northerly aspected skylight windows with blinds. Single radiator, alcoves into eaves storage, two bedside lights.

Front Courtyard

(23' 0" x 46' 0") or (7.01m x 14.02m)

Graveled area with off-street parking for at least two vehicles including turning space, remote controlled electronically-operated entrance gates with post box. Random Cotswold stone wall to one side. Remote outside security light and incidental lights adjacent to open porch.

Car Port

(15' 00" x 10' 00") or (4.57m x 3.05m)

Heritage style with concrete base and timber construction. Water butt to the rear.

Side Garden

Triangular in shape, part lawn and woodland.

Rear Garden

(70' 00" x 50' 00"Max Max) or (21.34m x 15.24m Max)

Planted with three apple trees, mainly laid to lawn and maturing country hedge planted at the boundary of Lower Street. Lower level flagged patio, higher level patio fronting the kitchen.

Terms and Conditions

Available immediately.

Unfurnished.

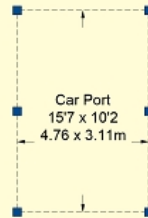
Rent: £2,500.00 pcm payable monthly in advance by standing order.

Holding Deposit £575.00. This property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however, this will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

Security Deposit: £2,875.00 (refundable at the end of the tenancy subject to a final inspection).

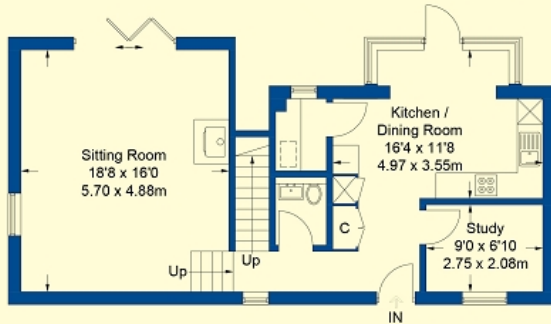


Border Cottage, Blockley ,GL56 9DP

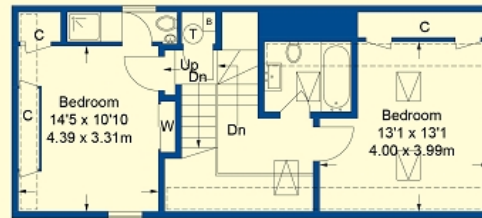
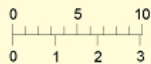


(Not Shown In Actual Location / Orientation)

■ Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID457220)

HOLMANS
ESTATE AGENTS

Directions

From our Moreton in Marsh office, turn left and at the second mini round-about, turn right along the A44 towards Broadway continuing through the village of Bourton on the Hill, after which, at the top of the hill, turn right signposted Blockley 1.5 miles. When descending down the hill into the village, continue through two gates at either side of the road, take the next turning left and immediately right up a slight incline into the grounds of Lower Farm Cottages. Continue straight ahead, and at the end of the driveway, bear right along a further graveled path where there are two double gates. If these are open, continue into the courtyard.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		110
(81-91) B	83	
(69-80) C		
(55-68) D		
(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.



MISDESCRIPTIIONS 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