



PEYTON COTTAGE. BLOCKLEY



CHARMING STONE COTTAGE WITH VIEWS OF BLOCKLEY DOWNS

Chipping Campden 3 miles, Moreton-in-Marsh 4 miles (with trains to London Paddington from 85 minutes), Stow-on-the-Wold 8 miles, Stratford-upon-Avon 14 miles, Cheltenham 19 miles and Oxford 25 miles. Distances and times are approximate.



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EPC

C

Local Authority: Cotswold District Council

Council Tax band: D

Tenure: Freehold



SET IN A PEACEFUL AND PICTURESQUE COTSWOLD VILLAGE

This beautifully presented stone cottage offers the perfect blend of traditional character and contemporary living. Surrounded by glorious countryside, the property enjoys breathtaking views and exquisitely landscaped gardens.. The village benefits from a well-stocked shop and licensed artisan café, which operate from community-owned premises near between the church.. There are two public houses, an excellent primary school, a church, a popular gym, and many well-supported clubs and societies. Chipping Campden and Moreton-in-Marsh offer day-to-day amenities, with additional facilities being found in Cheltenham, Stratford-upon-Avon and Oxford. Schooling in the area is outstanding and includes Blockley C of E Primary School, Kitebrook, Chipping Campden School, Cotswold Academy, Pate's Grammar School and Cheltenham College. A good network of footpaths and bridleways can be found throughout the area, allowing you to take in the surrounding countryside.







PROPERTY

Immaculately presented and full of character, this delightful Cotswold stone cottage blends period charm with modern comfort and is finished to a very high standard. The open-plan living and dining area provides ample space for both entertaining and relaxation. Underfloor heating throughout the ground floor, complemented by a charming wood-burning stove that creates a cosy focal point. The interior flows effortlessly through to the stunning kitchen, which opens onto the garden, creating an exceptional space for both everyday living and entertaining. The kitchen offers generous storage and high-quality integrated appliances, complemented by a bespoke utility/boot room housing a brand new Worcester Bosch boiler with a 12-year guarantee (October 2025). A stable door from the utility/boot room provides access to the rear terrace, and a separate cloakroom and WC. The first floor comprises three elegant double bedrooms, one currently arranged as a stylish home office, together with a luxurious family bathroom, with underfloor heating. The top floor is dedicated entirely to the principal suite: a serene, light-filled retreat offering excellent privacy, bespoke storage, and a refined, generously sized en-suite shower room. High-quality finishes throughout, integrated bespoke cabinetry, exposed beams, and Cotswold stone subtly honour the property's 1830s origins.



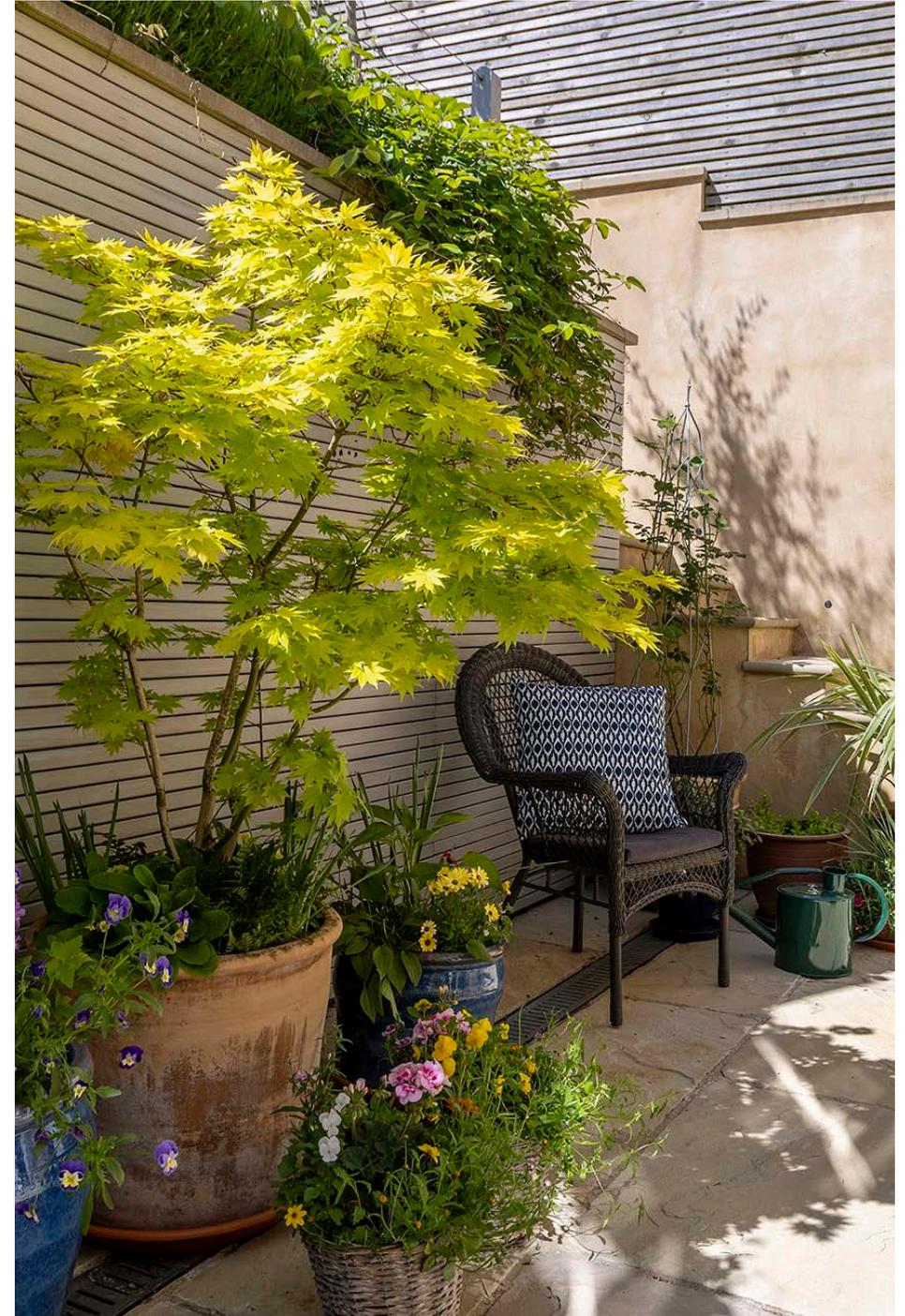


OUTSIDE

The gardens are a particular highlight of the property, offering a wonderful sense of space and privacy and a strong connection to the surrounding countryside. An elevated seating area at the top of the garden provides far-reaching views across the rolling Cotswold hills.

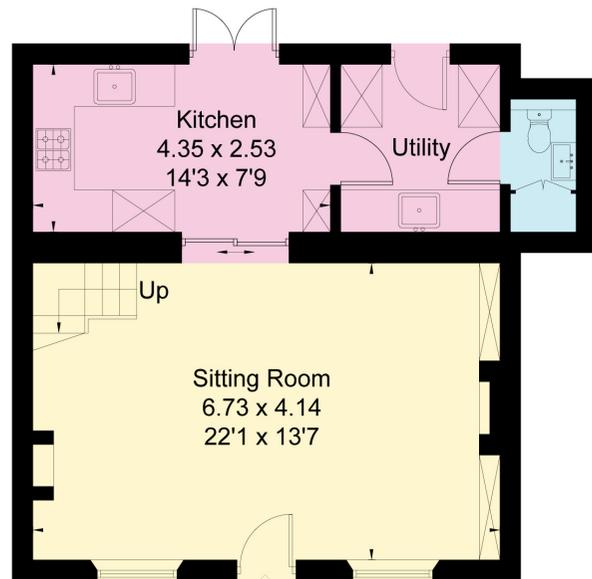
The central terrace offers space for a large table and chairs for outdoor entertaining, with established shrubs providing a colourful setting. LED lighting to the lower terrace and integrated lighting along the steps create a soft, atmospheric glow, perfect for refined summer evenings outdoors.

In addition, there is a garden shed with mains electricity. A side access gate from the top of the garden leads directly to the lane and offers the potential for occasional electric vehicle charging, although it is not suitable for permanent parking.



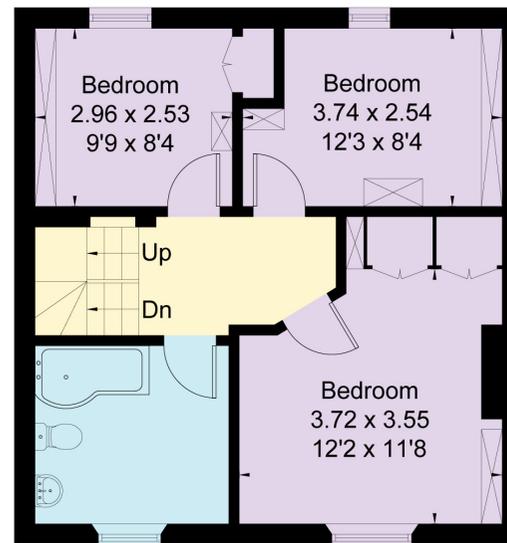


Approximate Floor Area = 127.1 sq m / 1368 sq ft
 Outbuilding = 5.0 sq m / 54 sq ft
 Total = 132.1 sq m / 1422 sq ft

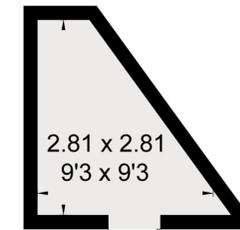


Ground Floor ^{IN}

= Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91803

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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