



Peter Clarke

IN ASSOCIATION WITH

Winkworth

Churchside Cottage Bell Lane, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9BB

- One bedroom cottage
- Run as a successful holiday let
- Re-fitted kitchen
- Living room
- Bathroom with roll top bath
- Courtyard garden
- Summer house
- Exposed stone walls and beams



£285,000

Beautiful one bedroom cottage in the heart of this desirable Cotswold village which has been run as a successful holiday let. Refitted kitchen, sitting room, double bedroom and bathroom. Outside there is an enclosed courtyard garden with summer house.

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 the world renowned Batsford Arboretum and is well served with shops, supermarkets, doctor's and dentist surgeries, and mainline train service to London Paddington. Longborough is also close by with their annual opera season.

ACCOMMODATION

The front door opens into the refitted kitchen, which features integrated appliances and space for a breakfast table. The sitting room is beautiful, with exposed stonework and beams, the focal point of which is the spiral staircase leading to the first floor. There is also a door opening onto the garden.

On the first floor, there is space for a double bed, with access to the luxurious bathroom, which features a roll-top bath.

Outside, there is a good-sized courtyard garden with views of the church spire and a summerhouse.

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 C.

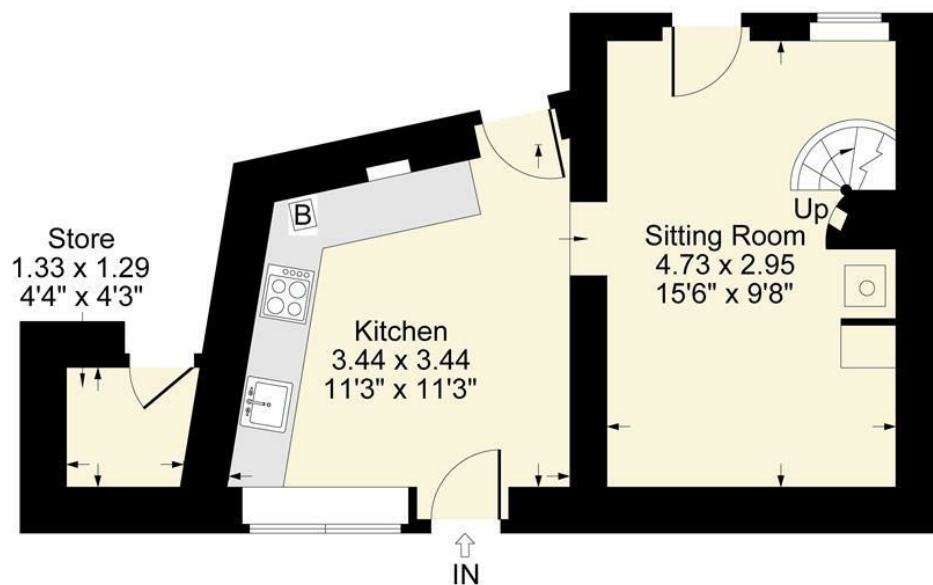
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

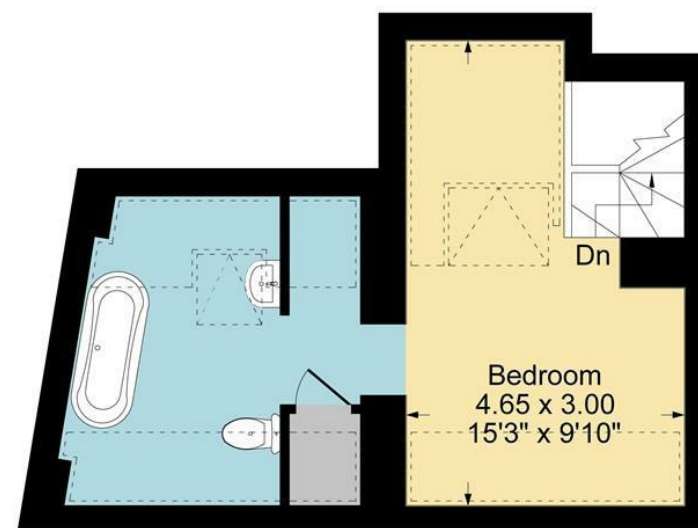
AGENTS NOTE

Only cash buyers.



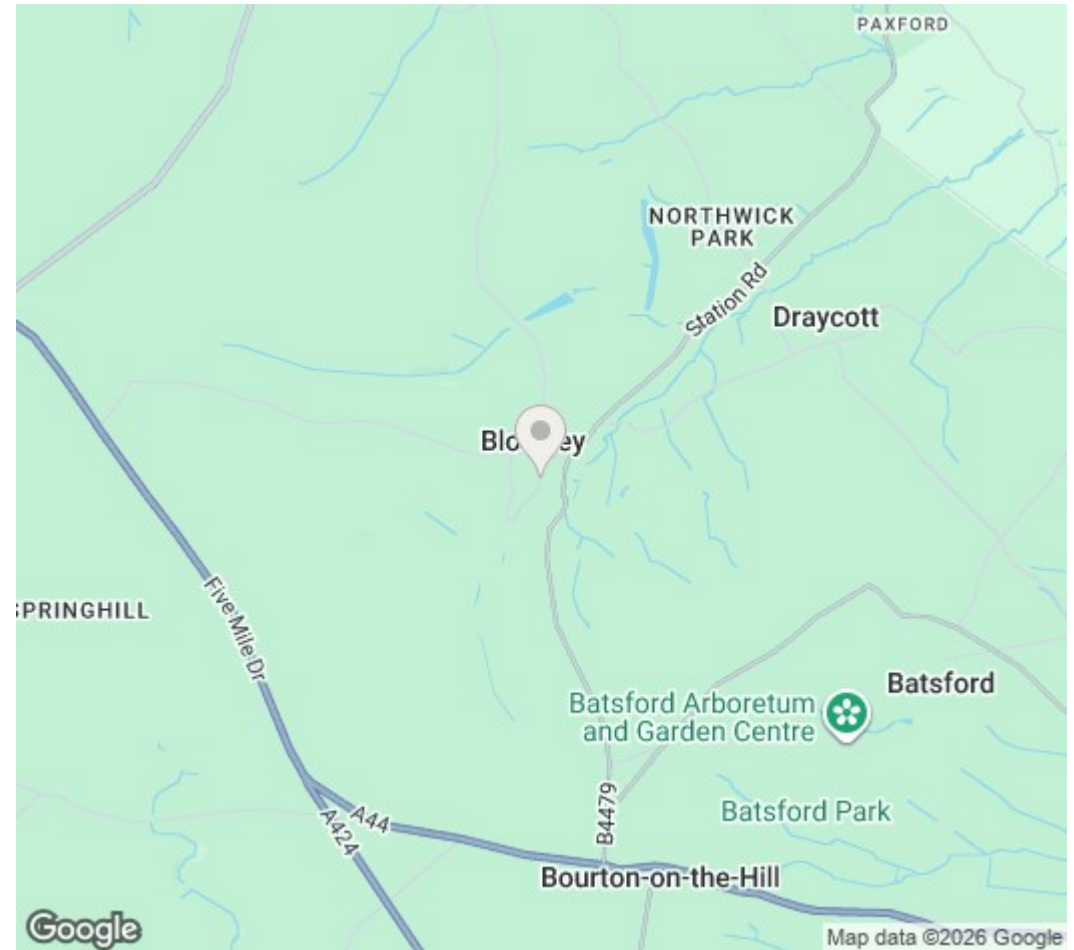


Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 30.65 sq m / 330 sq ft
First Floor = 26.42 sq m / 284 sq ft
Total Area = 57.07 sq m / 614 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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AN ASSOCIATE OF

Winkworth