



Courtyard Cottage, Blockley



Cotswold stone cottage in sought-after village.

Blockley is a vibrant Cotswold village between Moreton-in-Marsh and Chipping Campden on the rolling Cotswold Hills and offers some fine views of the surrounding countryside. The village has a shop and cafe, a real local hub with excellent food. There are also two public houses, an excellent primary school, a Church and a popular gym, along with many active and well-supported clubs and societies. Chipping Campden and Moreton-in-Marsh offer day-to-day amenities, with further facilities in Cheltenham, Stratford-upon-Avon and Chipping Norton. Schooling in the area is outstanding and includes Blockley C of E Primary School, Kitebrook, Chipping Campden School and a range of grammar and private schooling options in Stratford-upon-Avon, Cheltenham and Oxford. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Broadway, Naunton Downs, and Brilles, and rugby at Worcester and Gloucester. A good network of footpaths and bridleways can be found throughout the area allowing you to really take in the beautiful Cotswold scenery.

Distances

Chipping Campden 3 miles, Moreton-in-Marsh 4 miles, (Trains to London Paddington 85 minutes) Stow-on-the-Wold 7 miles, Stratford-upon-Avon 18 miles, Cheltenham 19 miles and Oxford 25 miles. (Distances and times are approximate)



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The property

Courtyard Cottage is a very pretty stone-built property approached off the village lane through a pair of stone pillars into a gravelled courtyard. The front door opens into the spacious dining hall with wooden floors and sweeps through to the light and airy sitting room with a central open fireplace.

French doors lead out on to the rear terrace. No doubt the heart of the home is the fully fitted kitchen with stone floor, extensive floor and wall units, Belfast sink and five ring Rangemaster gas cooker. There is plenty of space for a dining table, and french doors open out on to the garden.

Off the kitchen is the utility room and the door to the outside. On the ground floor, there is also a study, cloakroom and shower room. Upstairs are three bedrooms, two of which have extensive fitted wardrobes, with the principal bedroom having an en suite shower room. There is also a family bathroom.

Outside

Courtyard Cottage is set centrally within a small courtyard with garaging to the left and plenty of parking. The private rear gardens have a large terrace with a number of mature shrubs, trees and plants and offer an ideal space to sit out and enjoy al fresco entertaining.

Services

Mains water, gas, electricity and drainage.

Terms

Freehold

Local Authority

Cotswold district council, Tax band E

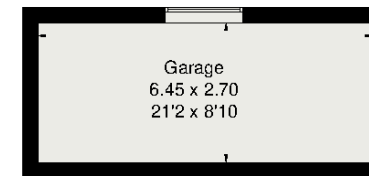
Guide price £795,000



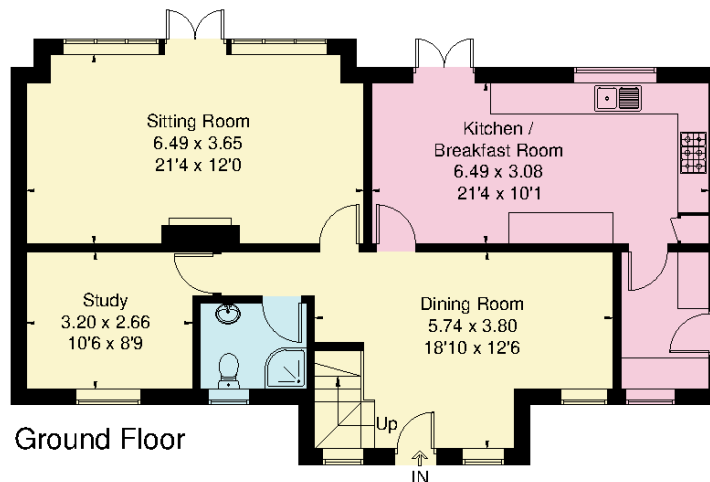
Approximate Floor Area = 151.4 sq m / 1629 sq ft
Garage = 17.4 sq m / 187 sq ft
Total = 168.8 sq m / 1816 sq ft



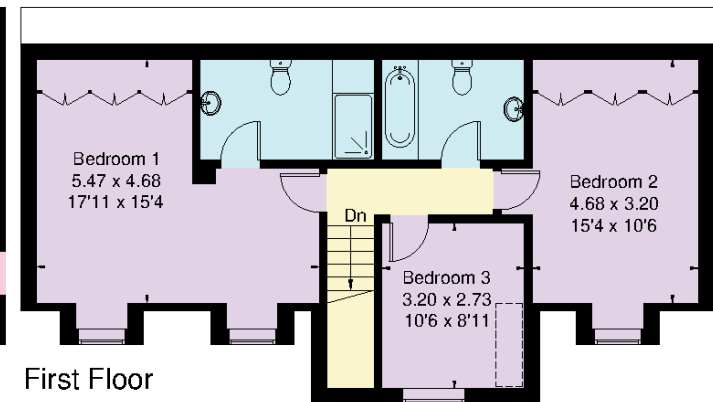
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Knight Frank
Brett House
Park Street
Stow-on-the-Wold
GL54 1AG
[knightfrank.co.uk](https://www.knightfrank.co.uk)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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