



Blaythorne, Blockley

 Knight  
Frank



# Beautifully presented family home in a 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 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).



## The property

Blaythorne is a beautifully presented semi-detached cottage. The front door leads through to the entrance hall and on into the fully fitted kitchen with a range of wall and base units incorporating a double Belfast sink, Range oven with warming drawer, M2 water softener and space and plumbing for a dishwasher. A door leads through to the utility room with a cloakroom and a door out to the side driveway. The sitting room, which is approached from both the dining room and the utility room, has a lovely aspect over the garden with double doors out to the rear terrace. To the other side of the hallway is the dining/snug room with a central log-burning stove set beautifully within a central stone fireplace. The cottage has a wealth of period features, including exposed beams, limestone floors, shutters to the windows, and glass-panelled doors allowing for natural light. The first floor has two double bedrooms with a family bathroom, as well as a study. Two further bedrooms can be found on the second floor, with a family shower room. There are wonderful far-reaching views from the rear windows across the Cotswold hills.

## Outside

The property has a driveway to one side with off-road parking and double gates leading through to the rear garden. There is a large terrace ideal for al fresco entertaining. The garden is cleverly zoned into separate areas with part laid to lawn and raised vegetable beds. The garden is well stocked with mature plants, shrubs and trees, and there is a garden shed, garage and range of useful outbuildings.

## Services

Mains water, drainage, gas and electricity are all connected to the property.

## Tenure

Freehold

## Local authority

Cotswold district council 01285 623000, Tax band D

**Guide price £750,000**

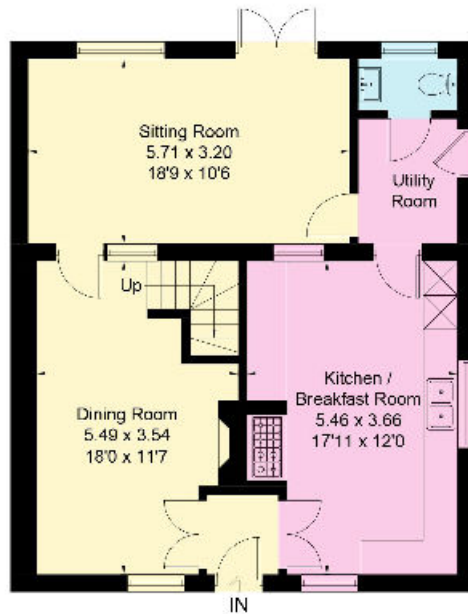




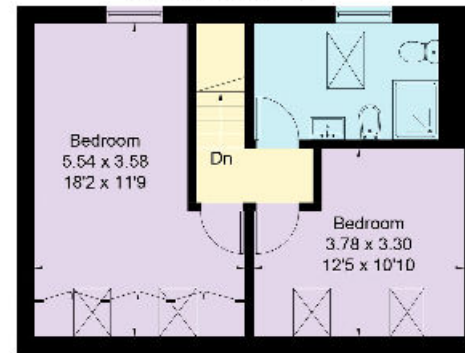
Approximate Area = 150.4 sq m / 1619 sq ft  
 Outbuildings = 31.3 sq m / 337 sq ft  
 Total = 181.7 sq m / 1956 sq ft  
 (Including Garage)



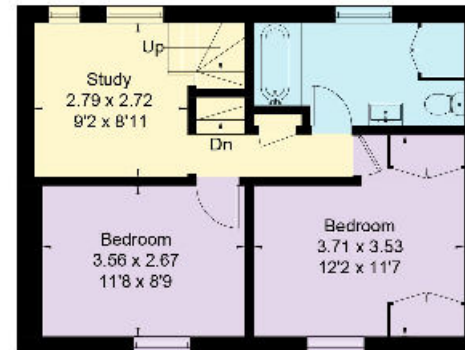
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



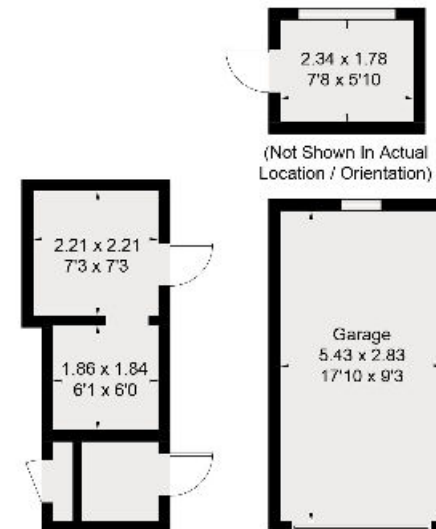
Ground Floor



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)

Outbuildings

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

I would be delighted to tell you more  
 Helen Waddilove MRICS  
 01451 600617  
[helen.waddilove@knightfrank.com](mailto:helen.waddilove@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2022. Photographs and videos dated October 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.