















# A detached family home with far reaching views.



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, Oxford 25 miles.(Distances and times are approximate)





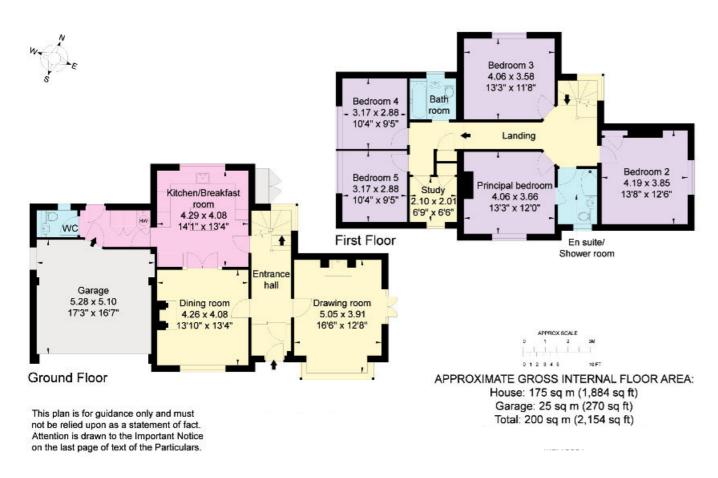


### Gloucestershire

Blockley is a vibrant Cotswold village situated between Moreton-in-Marsh and Chipping Campden in the rolling Cotswold Hills and offering some fine views of the surrounding countryside. The village has a shop and cafe which is run by village residents - a real testimony to the people that live in the village. 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 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 beautiful Cotswold scenery.

## **Property**

Sunrise Cottage is a detached property sitting within 1/4 of an acre with far reaching views over the Cotswold Hills. The property has recently been renovated by the current owners and provides a wonderful family home. Approached over a block driveway the front door leads into the entrance hall with under stairs storage. To one side is the double aspect drawing room. Centrally there is an attractive fireplace with log burning stove, stone hearth and wooden mantle above. Double doors lead out to the raised decking area. To the other side of the hallway is the fully fitted kitchen with Central Island and breakfast bar with views across the neighbouring farmland. This is no doubt the heart of the home with an extensive range of cupboards and integrated appliances including a dishwasher and range cooker with extractor fan above. Double doors open up into the dining/family area which makes this a wonderful social space with central stone fireplace. Beyond the kitchen is the utility area with fitted cupboards and downstairs cloakroom with doors through to the integrated double garage. This could easily be incorporated into further accommodation within the main house. Upstairs the property has a total of 5 bedrooms. The Principal bedroom benefits from a Jack and Jill shower room and there is an additional family bathroom. There is also a really useful study offering an ideal space to work from home fitted with 2nd BT line and ethernet distribution.



I would be delighted to tell you more. **Helen Waddilove MRICS** 

+44 1451 600617

helen.waddilove@knightfrank.com

**Knight Frank** Stow-on-the-Wold **Brett House** Park Street Stow-on-the-Wold GL54 1AG

knightfrank.co.uk

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: These particulars are not an offer or contract, nor part of one. You should not rely on statements by 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 lesson(s). Z. 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 2021]. Photographs and videos dated [October 2021].

#### Outside

Sunrise Cottage is set back from the lane within a 1/4 of an acre. The recently added blocked driveway which has an EV point installed and space for two cars, This leads up to the double garage and a pathway to the front door. The gardens are mostly laid to lawn and surround the property on all sides. A raised decking area provides a wonderful al fresco entertaining area with exceptional views. A large garden shed provides useful storage. Mature trees and plants can be found in the garden along with Cotswold stone walling. Backing onto open fields the gardens are a particularly attractive feature of Sunrise Cottage.

#### Services

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

#### **Terms**

Tenure Freehold

#### **Local Authority**

Cotswold District Council 01285 623000

#### **Directions**

From Moreton-in-Marsh take the A44, through Bourtonon-the-Hill and at the top of the hill turn right signposted to Blockley. Follow the road and descend down into the village on lower street. Take a left turn into St Georges Terrace, turn right onto Park Road then immediately left into Greenway Road, Sunrise Cottage can be found on the right hand side identified by our For Sale board.



Connecting people & property, perfectly.