

Meadowbrook, Blockley, Moreton-in-Marsh, Gloucestershire

A delightful Cotswold stone period cottage in sought-after village location.

Location

Blockley is a vibrant Cotswold village situated between Moreton-in-Marsh and Chipping Campden in the rolling Cotswold Hills and offers some fine views of the surrounding countryside. The village has a shop and cafe which village residents run - an actual testimony to the people that live in the village. There are also two public houses, an excellent primary school, a church, a popular gym, and many active and 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 beautiful Cotswold scenery.

Distances

Moreton in Marsh rail station 4 miles (direct to London under 90 minutes), Daylesford 12 miles, Stow-on-the-Wold 6 miles, Cheltenham 23 miles.

(Distances and times approximate).



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Meadow Brook Cottage

Meadow Brook Cottage is believed to date back to the mid-18th century and has a wealth of period features, including exposed beams and a Cotswold stone fireplace. Presented in immaculate order, the property offers deceptively spacious accommodation.

The pathway leads to the stable front door that opens into the inner hall. Beyond is the beautiful open plan sitting room/dining room with plenty of space for a dining room table and a traditional central fireplace with log burning stove. A door from the dining area leads out on to the front terrace. A further door leads to the rear utility room with the cloakroom off. The fully fitted kitchen, has a range cooker, with 5 ring gas hob, extractor fan, integrated dishwasher, and fridge freezer is set to one side of the cottage. There is a lovely view from the kitchen over the gardens and neighbouring brook. Upstairs to the first floor is a double bedroom, again with lovely views across the garden and meadow beyond.

Across the hall and up a couple of stairs is a bathroom with rain shower, wash hand basin and WC. The spacious principal bedroom suite can be found on the second floor with double aspect views and a built-in cupboard. A further double bedroom can also be found on this floor, a family bathroom, serves both bedrooms.

Meadow Brook cottage had been successfully run as a holiday let for a number of years.







Garden and Grounds

The sheltered terrace is ideal for sitting out and enjoying a coffee or early evening drink and is found directly outside the front and dining area. Through the gateway lies a beautifully maintained garden that is bordered by mature shrubs and flowers. At the end of the garden, there is a second patio area that sits alongside the tranquil brook and offers scenic rural views. There is also a stone-built garden shed which has space for a tumble dryer. Parking is readily available on the lane.

Property Information

Tenure: Freehold.

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

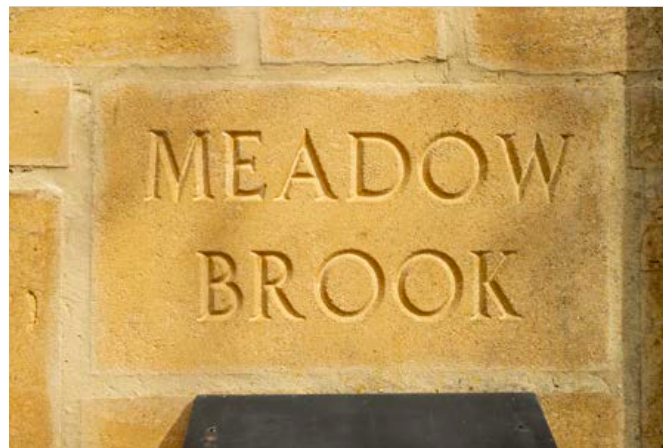
Local Authority: Cotswold District Council

Council Tax: Band D

Postcode: GL56 9HJ

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.



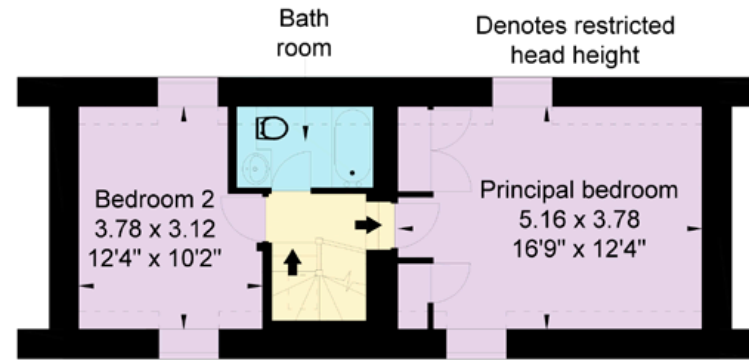
Approximate Gross Internal Floor Area

House: 106 sq m (1,141 sq ft) inc. restricted head height

Outbuilding: 4.5 sq m (48 sq m)

Total: 110.5 sq m (1,189 sq ft)

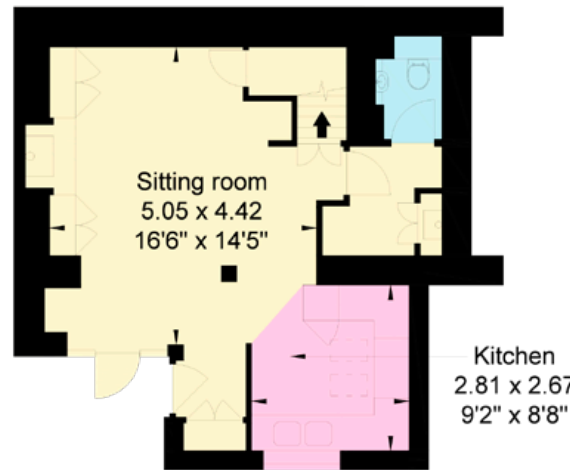
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



Outbuilding
Not shown in
actual location /
orientation



Ground Floor



First Floor



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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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Particulars dated September 2024. Photographs and videos dated August 2024.

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