

# Halfway House, Blockley

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# Halfway House is a stunning and deceptively large Grade II Listed property, well located, it makes an idyllic yet practical home.

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

## Summary of accommodation

Ground Floor: Reception Hall | Cloakroom | Kitchen | Dining Room | Sitting Room | Snug | Cellar

First Floor: Two bedrooms with two en-suites

Second Floor: Two bedrooms | Family shower room

Believed to date back to 1690, Halfway House is a beautiful honey stone property with all the character and charm of a Cotswolds Georgian. On approach you are greeted by an impressive, Baroque doorway with keystone pediment dated 1732 (the first renovation). As impressive as its exterior, the interior has just been tastefully, yet sympathetically restored, preserving its many original features. A Butchers for 200 years, before briefly becoming an Antiques shop, this home has centuries of recorded history.

## Living Space

The sitting room boasts original antique oak floors and creamy Cotswolds stone hearth. Fitted with log burner, walls feature Belgian imported lime wash, creating a warm and cosy room, complete with darling window seat. Newly fitted electric, eco-Aga acts as the hub of the kitchen, original beams and flagstone floors create the perfect frame for

another fireplace. Butchers hooks adorn the ceiling from centuries past, both fitted and free standing cabinets compliment the home's aesthetic. Off of the kitchen, sits a snug with dual aspect, creating a light and airy space perfect as an office come reading room.

Orangery/garden style dining room, to the rear of the kitchen, with vaulted ceiling, exposed beams and underfloor heating, makes for a very comfortable eating and entertaining space. Here, a well-placed, multifunctional cloakroom come utility, with marble floor, Burlington high cistern, washing machine and dryer.





### Accommodation

A wide, original peg joint Georgian paneled staircase, leads to the first-floor. Two generously sized bedrooms, both with the potential of being a principle. Bedroom one has an original stone mullion window providing beautiful views of the garden. Complete with well sized en-suite featuring large roll top bath, and meandering postcard views of the village. Across the landing sits an equally well proportioned second bedroom with darling window seat, en-suite shower room with thoughtful interiors, bringing the outdoors in. Two further bedrooms reside on the second floor, one currently used as a twin, the other a double. With A framed original beams, perfect as guest or children's rooms, sharing their own landing, bathroom and fitted wardrobe/storage.





**Location**

Blockley is a charming Cotswolds stone village, in high demand due to its excellent amenities, rolling countryside and nearby transport links. With 2 pubs, a well equipped shop/ post office, highly popular double rosette cafe and primary school, there is a vibrant community spirit. Ideally located a 10 minute drive from Moreton in Marsh, with direct trains to London Paddington in under 90 minutes.

In addition to excellent country walks, Daylesford, Soho Farmhouse, neighbouring popular pubs and eateries are all a short distance away, making Blockley the perfect best of both location, to enjoy the Cotswold countryside as well as its increasingly popular social scene.

Broadway and Stow-on-the-Wold can be reached in under 15 minutes by car, while cities Oxford, Cheltenham and Birmingham all in under an hour.

In catchment for the outstanding Chipping Campden School (State High School) with local bus service, as well as a number of private (day/boarding) educators including Kingham Hill. Sporting events in the area including local point to points, Cheltenham races with Broadway golf course nearby.



**Gardens and Grounds**

Accessed to the rear of the property, with steps and terraced planters leading to a newly landscaped laid to lawn garden. A separate, private provincial terrace area makes for the perfect coffee and flower potting spot.

**Planning and Permissions**

- an extension to the rear side of the property, to serve as a boot room or other ground works to be carried out for a terraced area and central staircase to the garden
- more glazing to applied to the dining room, if desired
- to revise and create a living space in the cellar

**Property Information**

- Tenure: Freehold.
- Services: Mains water, electricity, gas and drainage are connected to the property.
- Local authority: Cotswold District Council
- Council Tax Band: E
- EPC: E
- Guide Price: £950,000
- Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

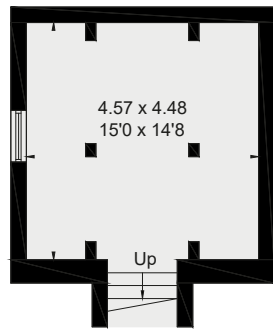
## Approximate Gross Internal Floor Area

Total Area: 211 sq m / 2,272 sq ft (Including Eaves)

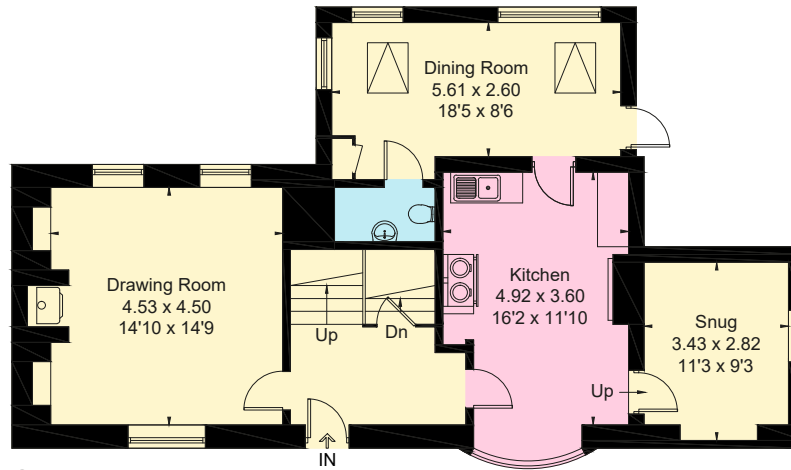
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



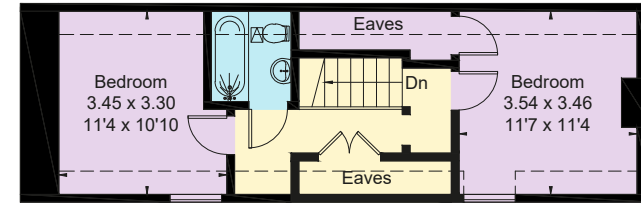
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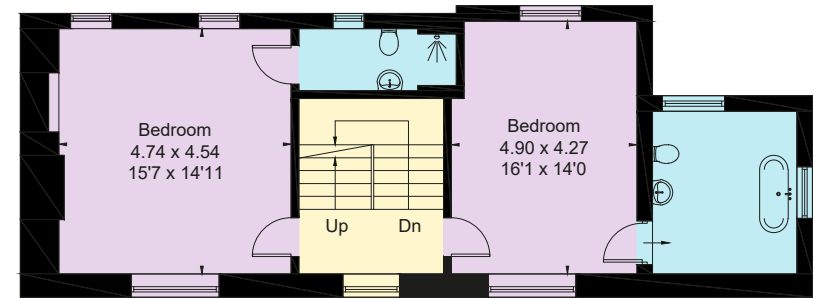
Cellar



Ground Floor



Second Floor



First Floor

### Stow-on-the-Wold

Brett House, Park Street

Stow-on-the-Wold

GL54 1AG

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I would be delighted to tell you more

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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 [April 2024]. Photographs and videos dated [April 2024].

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