



HAYMAN-JOYCE

1 LOWER TERRACE

LOWER STREET
BLOCKLEY
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9DS

PRETTY GRADE II LISTED
TWO-BEDROOM END TERRACED
COTTAGE, SITUATED IN A
FABULOUS VILLAGE.

SITUATION

Attractive Cotswold village with many period properties
Communally run post office/store/cafe, two public houses,
parish church and primary school
Good selection of shops and amenities for everyday needs in
both Chipping Campden and Moreton-in-Marsh, just 3 miles
away

Academy Status Schools for ages between 11 and 18, at both
Chipping Campden (3 miles) and Bourton-on-the-Water (10)
Private schools nearby are Kitebrook Preparatory School (5
miles) and Kingham Hill School (8)

The award-winning Daylesford Farm Shop, including the
exclusive 'The Club by Bamford' is about 10.5 miles away

The Members' Club, Soho Farmhouse, is about 20.5 miles away
Good train services from Moreton-in-Marsh (3 miles) to
London via Oxford from Moreton-in-Marsh), the fastest
reaching Paddington from 92 minutes

Guide Price £385,000
No Chain

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- This spacious end-of-terrace three-storey period cottage is well situated in the sought-after village of Blockley, within walking distance of the centre with its thriving shop and neighbouring cafe, as well as two well-established public houses
- The property is accessed from the rear with a door opening into the utility with space and plumbing for a washing machine and tumble dryer
- The fitted shaker-style kitchen is fitted with a range of wall and base cupboards, laminated wood-effect work surfaces with inset stainless-steel sink, space and recess for gas oven, recess for upright fridge-freezer and housed wall-mounted gas boiler
- Off the kitchen, is the dual-aspect sitting room, with an attractive stone-built fireplace incorporating a cast-iron wooden burner, original integrated window seat to the front aspect and an open staircase raising to the first floor
- On the first floor, the generous accommodation continues
- The spacious principal double bedroom has a number of built-in wardrobe cupboards and an adjoining en-suite bathroom comprising of a tongue and groove panelled bath with a mixer shower attachment, pedestal wash-hand basin and low-level wc
- On the second floor is bedroom two, a double, with the unusual benefit of a second en-suite shower room comprising of an enclosed electric shower, pedestal wash-hand basin and low-level wc
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,400 pcm

OUTSIDE

- To the rear of the cottage is the west-facing elevated tiered cottage garden, which is accessed across the communal right of way
- The garden has an impressive terraced area, ideal for enjoying the warmer months, and is laid to lawn with a small wooden garden shed

DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Broadway and Evesham and just after Bourton-on-the-Hill turn right signposted 'Blockley'
- On reaching the village the property will be found on the left just past Lower Brook House
- To access the property, immediately past Lower Terrace turn left to the church and behind the terrace is the right of way
- No. 1 is the first property on the left
- what3words: reflected.vessel.direct

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 52.9 Mbps if provider is BT

OUTGOINGS

- Council tax – band D
- Tax payable for 2026/27 - £2,397.99

TENURE & POSSESSION

- Freehold with vacant possession on completion

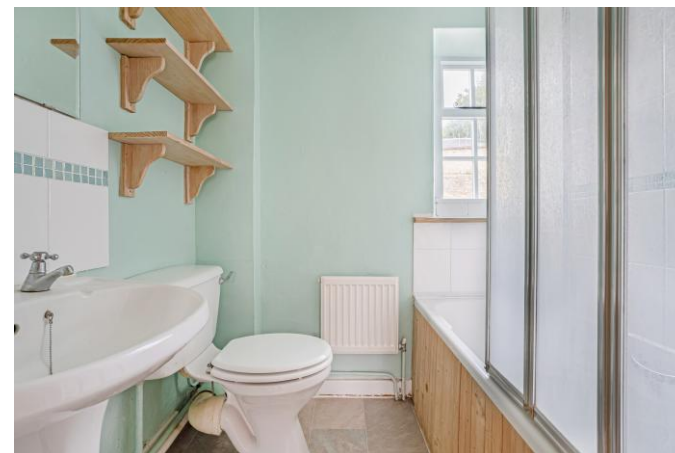
VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188



MAYFAIR
OFFICE NETWORK

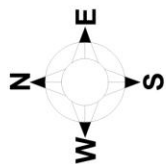


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IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.



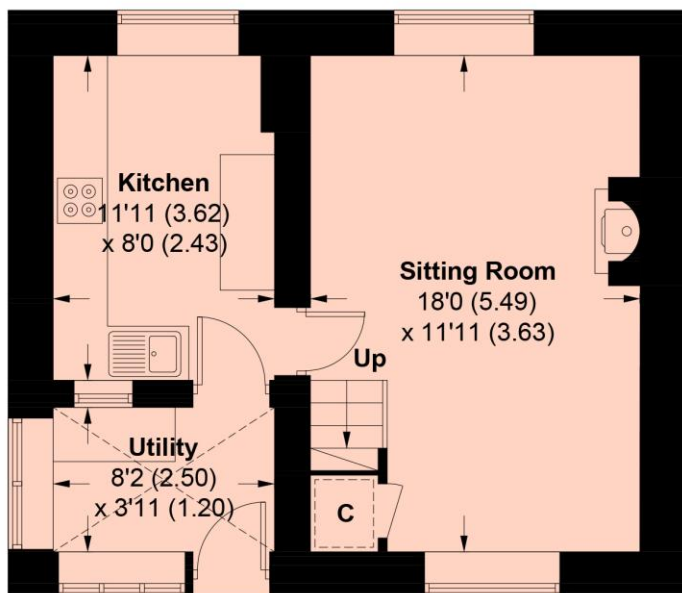


1 Lower Terrace, Lower Street, Blockley, Moreton-in-Marsh, GL56 9DS

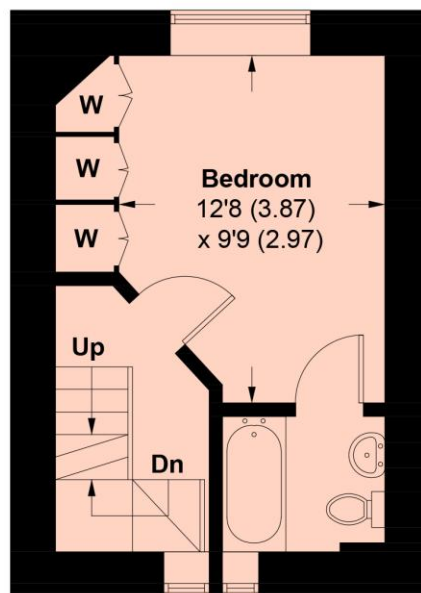
Approximate Area = 76.1 sq m / 819 sq ft
For identification only - Not to Scale



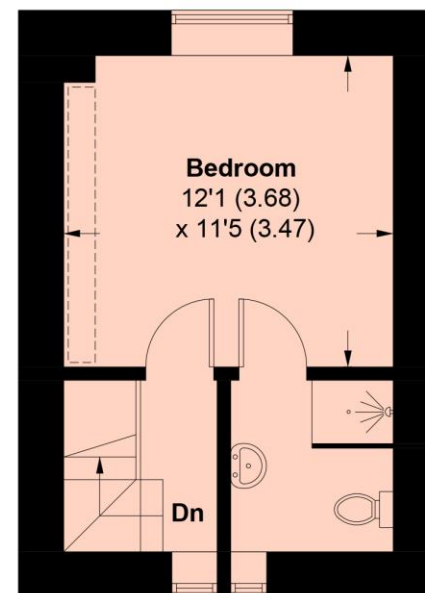
= Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k