



HAYMAN-JOYCE

2 LOWER TERRACE

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

STUNNING VICTORIAN
GRADE II LISTED COTTAGE
WITH TWO BEDROOMS,
FINISHED TO A HIGH
STANDARD.

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
miles) and 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 to London via Oxford from Moreton-in-
Marsh (3 miles), the fastest reaching Paddington from 92
minutes

Guide Price £425,000

HAYMAN - JOYCE

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



THE PROPERTY

- Lower Terrace is Grade II Listed and has a date stone of 1851
- Truly stunning and modernised to a high standard, this three-storey period cottage is well situated in Blockley, within walking distance of the thriving village shop with neighbouring cafe, as well as two well-established public houses
- The stylish and highly contemporary accommodation comprises a modern fitted kitchen, offering a good selection of wall and floor cupboards, including a large dresser unit, laminated work surfaces with inset counter-top ceramic sink, built-in Electrolux dishwasher and washing machine, wall-mounted combination gas boiler, space and plumbing for tumble dryer, upright fridge-freezer and gas cooker
- Leading off the kitchen, is the superbly presented dual-aspect sitting/dining room, with a contemporary fitted fireplace incorporating a cast-iron wooden burner, integrated window seat to the front aspect, beautifully laid oak wooden flooring, and an attractive staircase rising to the first floor
- On the first floor, the stunning accommodation continues, with a spacious double bedroom with built-in sliding wardrobe cupboards (housing the original cast-iron fireplace), painted exposed ceiling beams, as well as an ingenious sliding external door to the landing area
- The large family bathroom is well appointed, with a vintage-style suite comprising a walk-in double shower with mains-operated rain-shower over, wash-hand sink basin, low level wc, heated towel rail and ceramic tiled flooring
- To the second floor, is the impressive principal bedroom, with built-in sliding wardrobe cupboards, and a free-standing vintage-style roll-top bath, corner sink, enclosed wc, integrated dressing table, part wooden oak flooring and painted exposed A-frame
- Both bedrooms accommodate King Size beds comfortably
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,500 pcm

OUTSIDE

- To the rear of the cottage, accessed across the communal right of way, is the elevated tiered cottage garden, being predominantly laid to lawn with an extensive planting bed and a large terrace, including a large shed, providing excellent views of the surrounding countryside and St. Peter & St. Paul Church, famously used as the Father Brown church in the television series
- Off-street parking in Lower Street

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. 2 is the second property on the left
- what3words: trombone.divided.create

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 50.5 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
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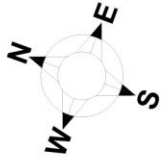


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IMPORTANT NOTICE


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.

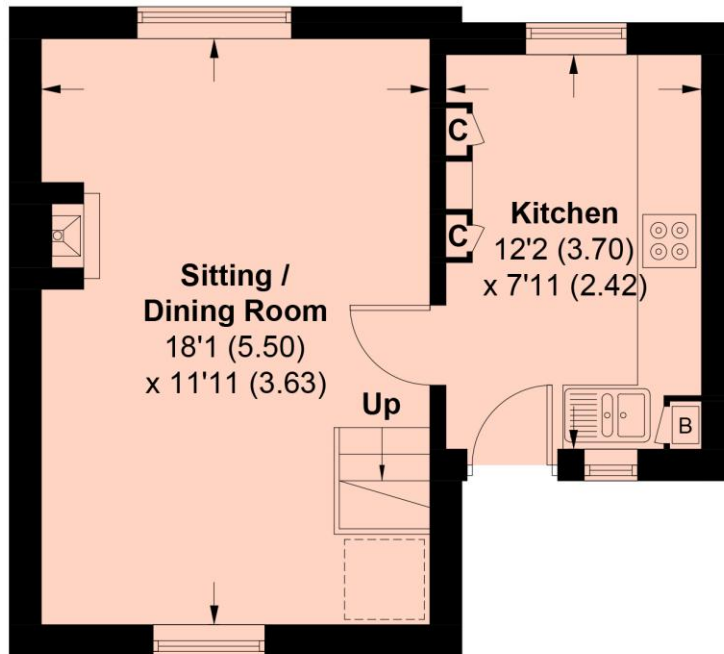




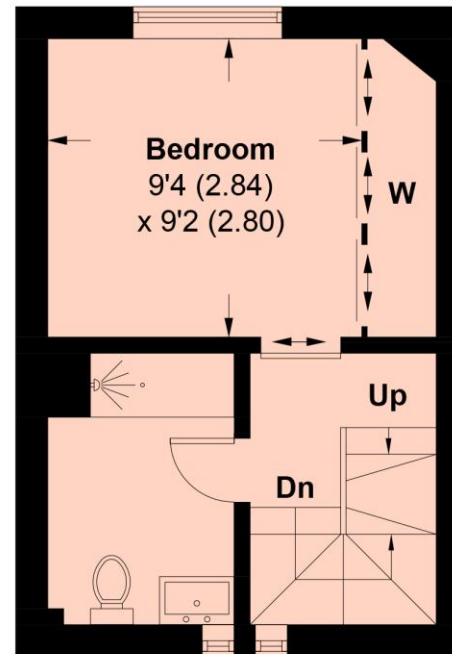
2 Lower Terrace, Lower Street, Blockley, Moreton-in-Marsh GL56 9DS

Approximate Area = 69.7 sq m / 750 sq ft
For identification only - Not to Scale

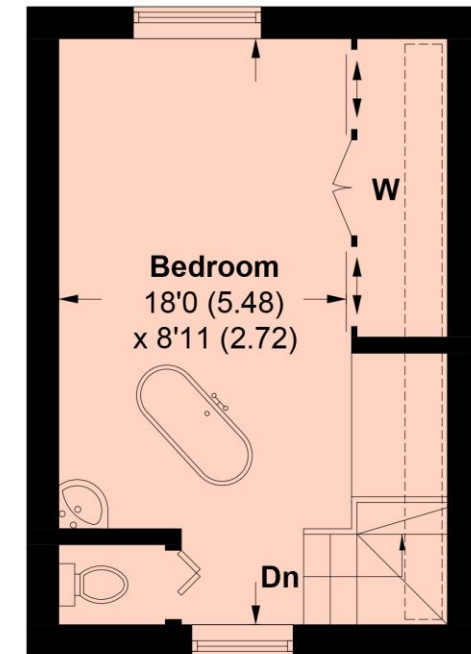
 = Reduced head height below 1.5m



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