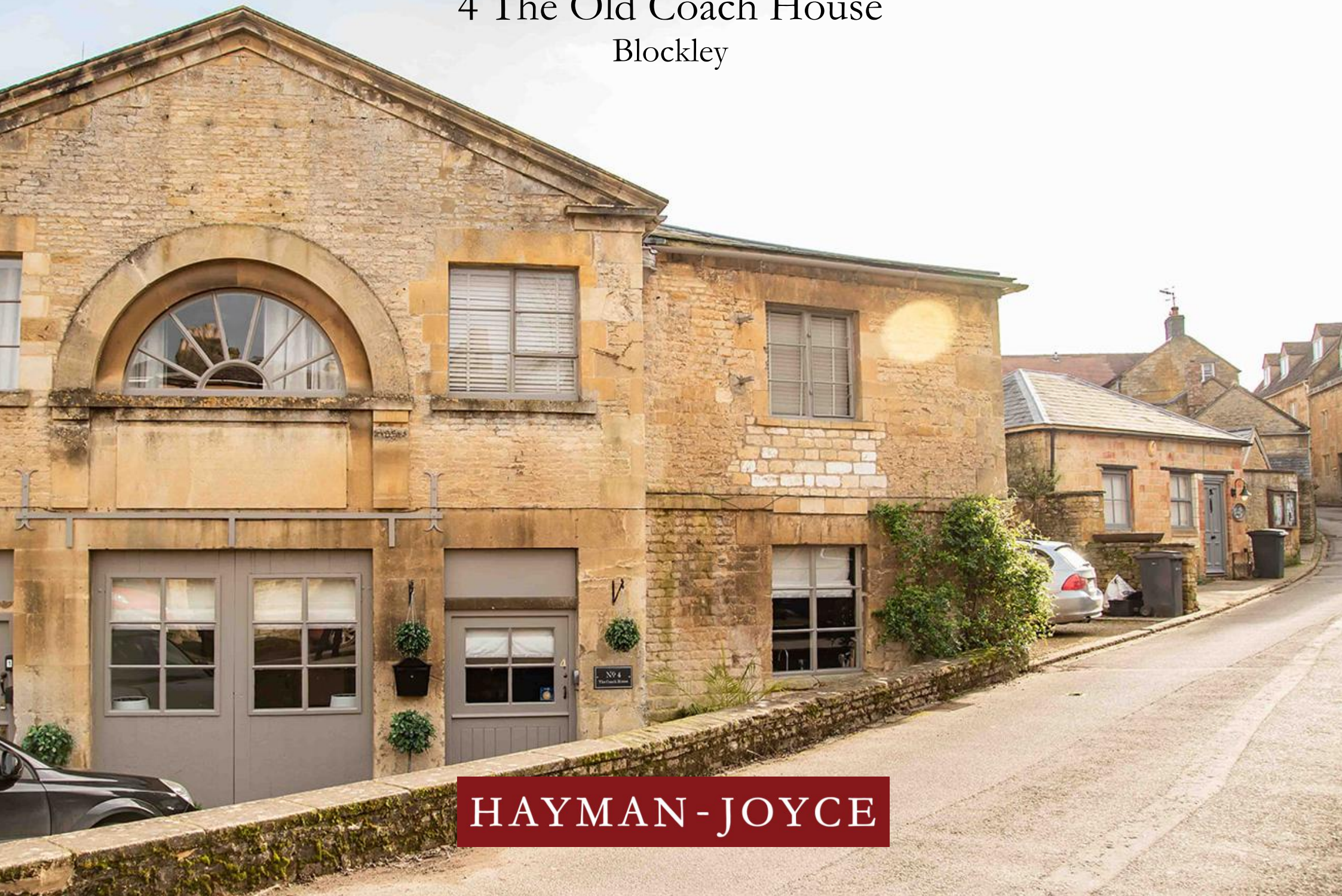


4 The Old Coach House Blockley



HAYMAN-JOYCE

4 THE OLD COACH HOUSE

BELL LANE
BLOCKLEY
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9BB

HIGHLY ATTRACTIVE
GRADE II LISTED APARTMENT,
CURRENTLY USED AS A HOLIDAY
LET, IN THE HEART OF BLOCKLEY.

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 Kington 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 £325,000

HAYMAN-JOYCE

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



THE PROPERTY

- Stylish and spacious ground floor converted apartment, forming part of the original coach house
- The apartment is situated in the centre of Blockley, with close proximity to the village green, village store and the well-regarded café /restaurant
- The entrance is open to the impressive kitchen / sitting / dining room
- The kitchen area has a good selection of floor units and solid elm work surfaces with an inset Belfast sink. There are a number of integrated appliances such as a stainless-steel Indesit electric double oven, separate New World electric four-ring-hob with stainless-steel extractor hood over, Lamona fitted dishwasher and Beko washing machine, good-quality oak herringbone flooring
- The sitting area has half panelled walls, exposed stone walling and a central oak ceiling beam with contemporary light fittings, further enhancing the overall space
- The attractive inner hall has part exposed stone and wooden panelled walls
- The principal bedroom is generous in size, with a well-appointed shower room with rain shower over, vanity wash-hand basin, metro wall tiles and ceramic tiled floor
- Bedroom two is also double in size and has the wonderful feature of a wooden sliding door and an integrated wooden panelled window seat, as well as a useful wardrobe cupboard
- The main shower room has a walk-in double shower with rain-shower over, oak herringbone flooring and part-exposed stone walling
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,400 pcm

DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Broadway and just after Bourton-on-the-Hill turn right signposted 'Blockley'
- On reaching the centre of the village turn left towards the village centre and at the 'T' junction turn left into Bell Lane signposted 'High Street'
- The cottage will be found at the bottom of the hill with the entrance to the right of Blockley Village Shop and Café
- what3words: smooth.blotches.browser

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

- Currently assessed to business rates
- Ground rent - £100 for the first 25 years

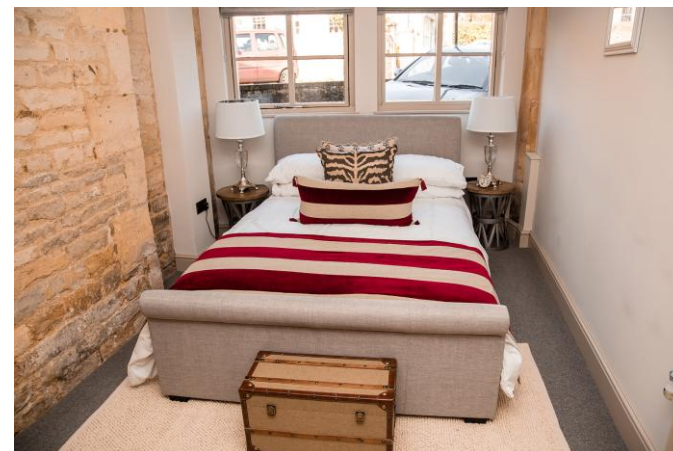
TENURE

- Leasehold
- 125 years from and including 1st March 2019 (118 years remaining)

VIEWING

- Strictly by prior appointment with the sole selling agents:

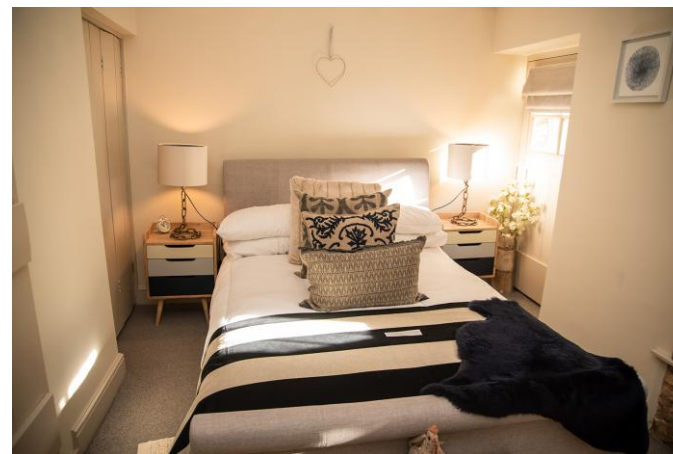
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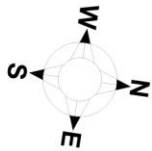


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IMPORTANT NOTICE

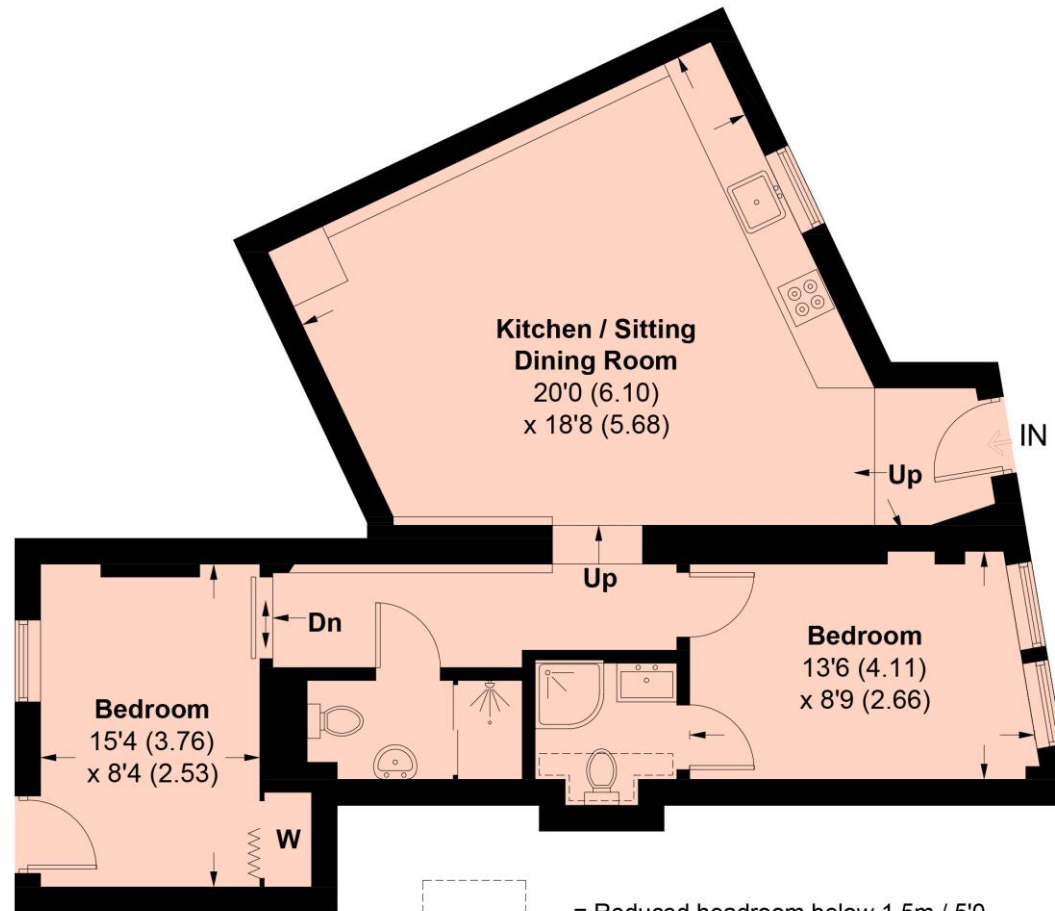
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We 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.





4 The Old Coach House, Bell Lane, Blockley, Moreton-in-Marsh, GL56 9BB

Approximate Area = 65.5 sq m / 705 sq ft
For identification only - Not to Scale



GROUND 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