



HAYMAN-JOYCE

BEGGARS ROOST

HIGH STREET
BLOCKLEY
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9HA

CHARACTERFUL TERRACED
COTTAGE WITH THREE BEDROOMS,
IN THIS POPULAR NORTH
COTSWOLD 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 to London via Oxford from Moreton-
in-Marsh (4 miles), the fastest reaching Paddington from 92
minutes

Guide Price £650,000

HAYMAN-JOYCE

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



THE PROPERTY

- An imposing four-storey Cotswold stone period property dating back to the early 1800's
- It was purchased by St. Dunstons (the charity for Blind People) and allocated to a soldier, blinded in the Great War of 1914-1918, as part of the Homes for Heroes movement. The ex-soldier was William Davies and he lived in the house until he died in 1948, with his widow remaining there until her death in 1965
- The property was then purchased in 1968 by the current owners' family, who undertook some modernisation works in 2017, including new roof, new basement floor, and new lower staircase
- Beggars Roost has flexible accommodation over four floors, with established rear gardens backing onto Blockley Brook
- On the ground floor, is the dual aspect sitting room, with a wealth of period features, such as exposed ceiling beams, attractive fireplace and large panelled window with integral seating, and enclosed stairs to both the lower ground floor and first floor
- On the lower ground floor, is the modern shaker-style kitchen/family room, with integrated gas oven and hob, built-in dishwasher, stainless steel sink unit, space for fridge/freezer, built-in larder cupboard and central island. The overall space is further enhanced with an attractive fireplace incorporating a cast-iron wood-burner, oak wooden flooring and views down the garden leading to the brook. There is a wc off the kitchen
- On the first floor, is the large principal bedroom, with a fitted triple wardrobe and original fireplace
- Siding onto the bedroom, is the main family bathroom, which has stunning views across the countryside, and is generous in size, with a tongue and groove panelled bath, vanity wash-hand basin, low-level wc and a double shower cubicle with mains-operated shower over. An airing cupboard houses the gas central heating boiler and also has plumbing for a washing machine
- On the second floor, is a spacious landing which could be utilized as a study area
- There are two further double bedrooms, both serviced by a well-appointed shower room, with double cubicle with mains-operated shower over, period-style heated rail/radiator, vanity wash-hand basin and low-level wc

OUTSIDE

- The tiered rear garden is well-established, with a large patio terrace with French doors connecting to the kitchen/family room, and steps leading down to the end of the garden, where you can sit under a pretty willow tree, listening to the babbling Blockley brook flowing by
- There is a right of way for neighbouring properties, through the side passage and path, across the garden, which is part of the property

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 signposted 'High Street'
- Follow this road going past the Crown Hotel on the right and the property will be found on the left after approx. 100m
- what3words: tanked.glance.glad

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 73.3 Mbps if provider is BT
- EPC Band E

OUTGOINGS

- Council tax – band E
- Tax payable for 2023/24 - £2,538.83

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



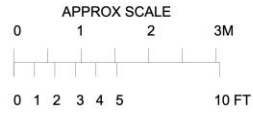
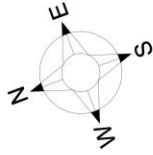
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IMPORTANT NOTICE

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.



Beggars Roost Blockley



▶ Arrow's denote extent of measurements shown.

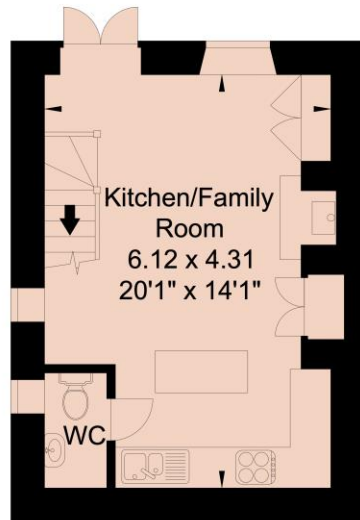
Approximate Gross Internal Floor Area
131 sq m (1,411 sq ft)

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This plan is for guidance only and must not be relied upon as a statement of fact.



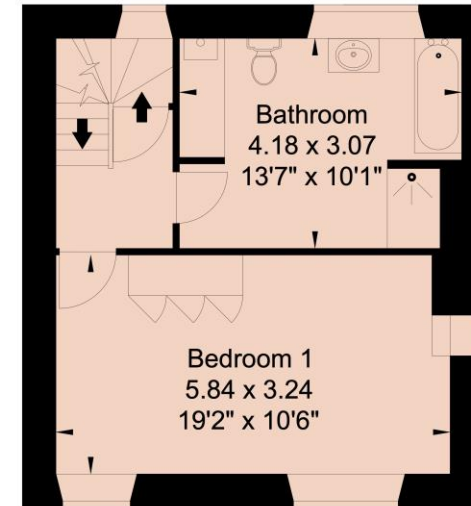
Second Floor



Lower Ground Floor



Ground Floor



First Floor

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