



HAYMAN-JOYCE

Yale

GABLE BANK
Gates End

3 MILTON COURT

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

CHARACTER PROPERTY WITH
SPACIOUS ACCOMMODATION ON
THE FAMOUS BLOCKLEY
HIGH STREET.

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 £275,000
No Chain

HAYMAN-JOYCE

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



THE PROPERTY

- This split-level apartment is well situated in the heart of Blockley, offering generous accommodation throughout, and is ideal for someone looking for a bolt hole or a first-time buyer
- The entrance hall connects to the generous kitchen/dining room, offering a good selection of wall and base units, laminated work surfaces, inset one and a half bowl sink, space and plumbing for various appliances, wood-effect vinyl flooring and plenty of space for a large table and chairs
- The most impressive aspect of this apartment, is the large sitting room which enjoys a dual-aspect, with idyllic south-facing countryside views, and has a mock wood gas fire burning stove, as well as additional external door access
- The main bedroom is double in size, with a large front panelled window and a mirrored sliding wardrobe with hanging space and shelving, as well as providing access to the hidden en-suite shower room consisting of a shower cubicle with mains-operated shower over, vanity wash-hand basin and low-level wc
- Leading off the inner hall, is an additional double bedroom, which also enjoys plenty of natural light from the large front panelled window, and wardrobe space if required. This bedroom is serviced by the main family bathroom with panelled bath with electric shower over, pedestal wash-hand basin and low-level wc
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,000 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 signposted 'High Street'
- On entering the high street, the property will be found on the left
- what3words: cupboards.summer.polygraph

OUTGOINGS

- Council tax – band B
- Tax payable for 2024/25 - £1,688.42
- Service charge payable 01.04.24 to 31.03.25 - £1,387.40

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 25.5 Mbps if provider is BT

TENURE & POSSESSION

- Leasehold with vacant possession on completion.
- Term – 999 years from 01.01.1985
- The freehold is owned by the Management Company, Milton Court Blockley Ltd., therefore the buyer of 3 Milton Court would have a shared ownership of the freehold

VIEWING

- Strictly by prior appointment with the sole selling agents:

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

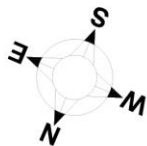


MIM250052 / 522052

IMPORTANT NOTICE

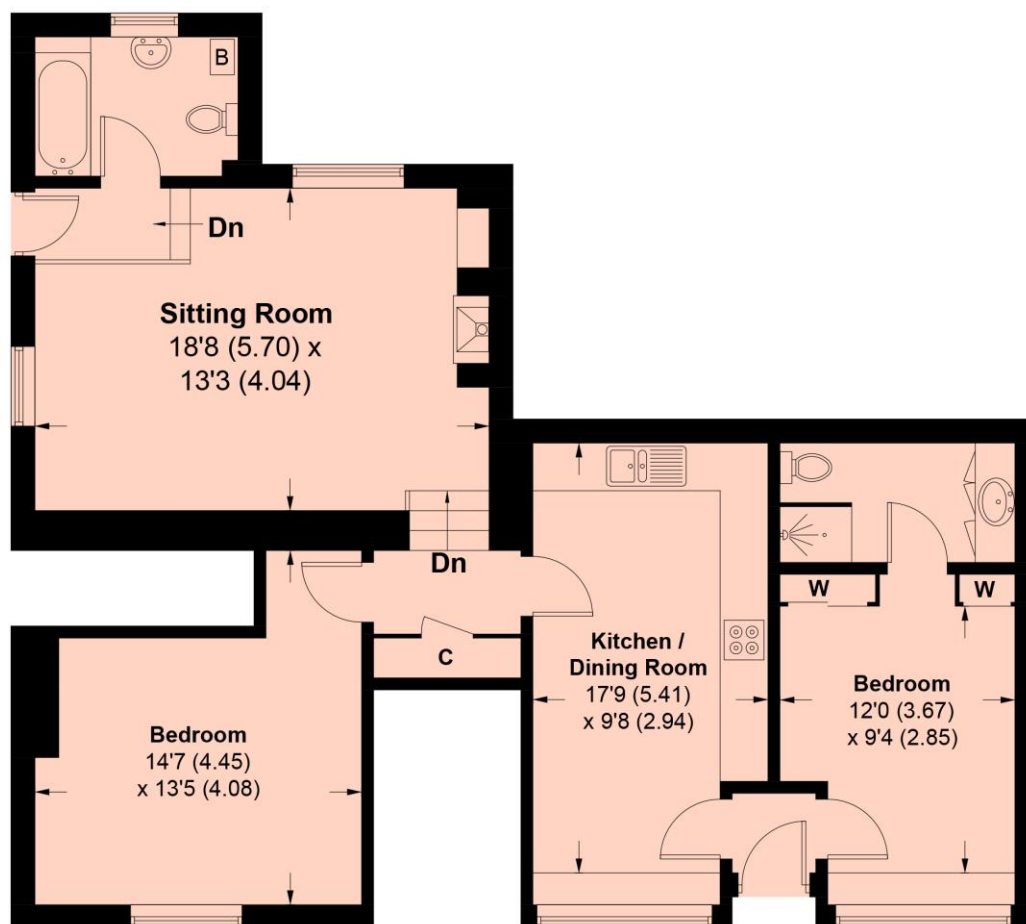
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We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





3 Milton Court, High Street, Blockley, Moreton-in-Marsh, GL56 9ET

Approximate Area = 83.4 sq m / 898 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