



HAYMAN-JOYCE

24 PARK ROAD
BLOCKLEY
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9BZ

ELEGANT DOUBLE FRONTED
VICTORIAN HOUSE WITH A
CONTEMPORARY SIDE EXTENSION,
AND MAGNIFICENT VIEWS.

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 (3 miles), the fastest reaching Paddington from 92
minutes

Offers in excess of £750,000

HAYMAN-JOYCE

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



THE PROPERTY

- Elegant and highly individual double-fronted Victorian family home dating back to circa 1878, with a stunning contemporary two-storey extension providing overall flexible and spacious accommodation throughout, with the added value of off-street parking, attractive front and rear gardens, large outbuilding and magnificent far-reaching countryside views
- The modern two-storey extension creates a good-size entrance hall, stylish downstairs cloakroom and a separate utility room with space and plumbing for washing machine and tumble dryer, and a stable door connecting to the rear garden
- Also forming part of the two-storey extension, is the spacious family/dining room with oak wooden flooring, cast-iron wood burner with a decorative tiled hearth, and fully glazed bi-folding doors connecting to the rear garden and providing stunning views of the open countryside
- The connecting kitchen is contemporary in style, offering a good selection of wall and base unit including a large pull-out larder cupboard, Corian work surfaces with inset one and a half sink unit, fitted Rangemaster dual-fuel range cooker, space and plumbing for dishwasher and recess for American-style fridge-freezer, ceiling downlights and ceramic tiled flooring
- The cosy sitting room is particularly inviting, having an attractive fireplace incorporating a cast-iron wood burner, recessed base cupboards, a good size understairs storage cupboard, and exposed ceiling beams
- To the first floor, is a large central landing area, which is flooded with natural light, offering the ideal space for a home office or children's playroom
- The impressive principal bedroom is generous in size, with incredible far-reaching views of the surrounding countryside, vaulted ceiling with exposed beams and a circular gable-end window, walk-in wardrobe plus an additional large built-in wardrobe and fitted open shelving with ample storage cupboards, as well as a modern en-suite shower room with walk-in shower cubicle with mains-operated shower room over, concealed low-level wc and wash-hand basin
- There are three further spacious bedrooms over two floors, two large double rooms and a good-size single room, all serviced by the well-appointed family bathroom consisting of a panelled double-ended bath with mixer shower attachment, and separate shower cubicle

OUTSIDE

- The property has the unusual benefit of off-street parking for one vehicle to the front aspect, with attractive upper and lower patio terraces with interspersed planting beds and drystone walling
- Whilst to the rear garden, there is a good expanse of lawn with a corner patio area and a distinctive Dutch barn-style timber shed/open store

- The whole enjoying breath-taking views of the rear paddock, which is regularly populated by a bevy of deer, as well as the rolling countryside beyond

DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Broadway and just after the village of Bourton-on-the-Hill turn right signposted 'Blockley'
- On entering the village go past the Lower Brook Hotel on the right and at the brow of the hill turn left signposted 'Village Centre'
- At the 'T' junction turn right and after approximately 180 yards the property will be found on the right
- what3words: wheat.pounds.achieving

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.7 Mbps if provider is BT
- EPC Band D

OUTGOINGS

- Council tax – band E
- Tax payable for 2025/26 - £2,778.46

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



MIM250313 / 527010

IMPORTANT NOTICE

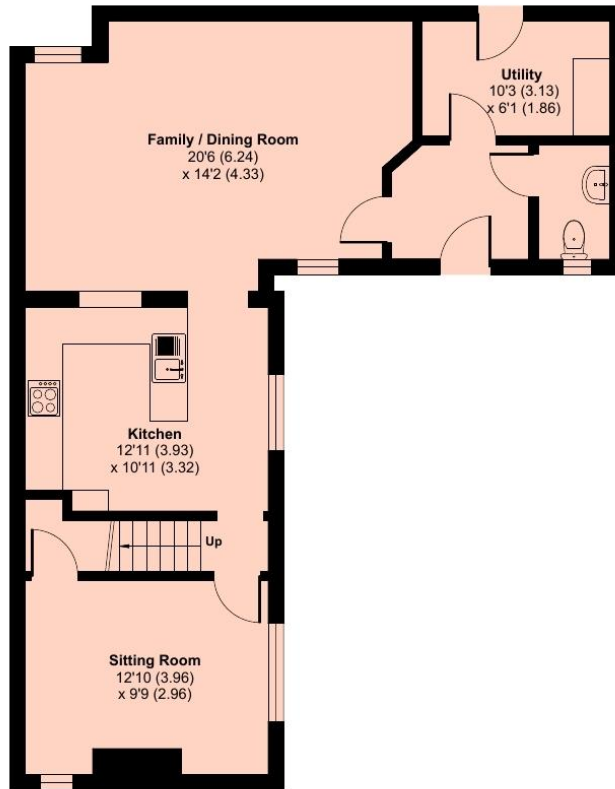
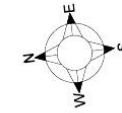
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3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing 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.
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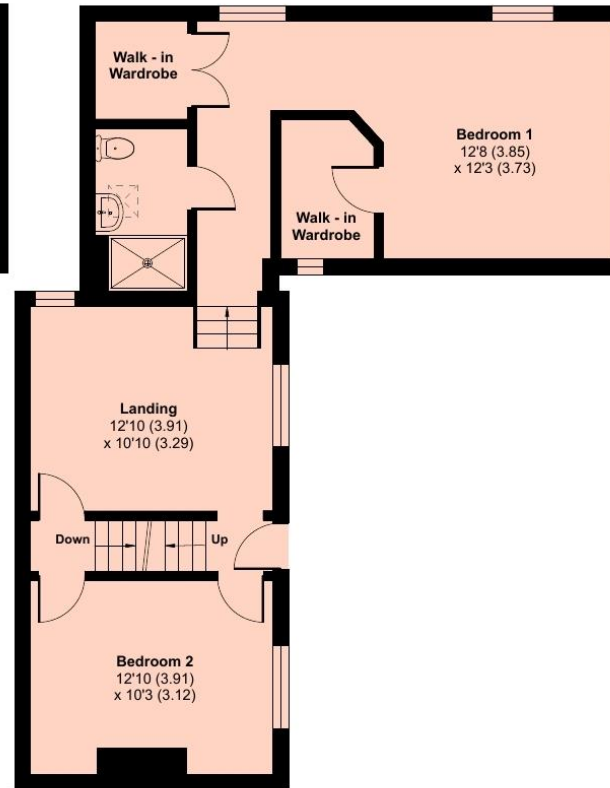
Park Road, Blockley, Moreton-in-Marsh, GL56 9BZ

Approximate Area = 1728 sq ft / 160.5 sq m

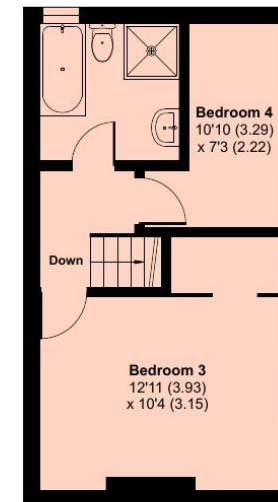
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hayman-Joyce. REF: 1311892

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