

HAYMAN-JOYCE

5 NORTH VIEW FLATS  
BLOCKLEY COURT  
BLOCKLEY  
MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 9BS

FABULOUS, SPACIOUS DUPLEX  
APARTMENT, SITUATED IN PART  
OF AN HISTORIC WOOL MILL.

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

Guide Price £215,000  
No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)



## THE PROPERTY

- This Grade II Listed converted former mill is beautifully located in a stunning secluded location, with fabulous views towards the cascading Blockley brook, Snugborough Mill pond and the surrounding communal grounds. It is approached through an arch situated between the mill and adjacent cottages at the bottom of Millview
- The duplex apartment has been stylishly renovated and modernised over recent years, to include refitted kitchen, well-appointed shower room and oak internal doors with chrome handles
- The apartment would be perfect for a single person, a couple or for those looking for a long-term investment or second home
- To access the former mill go through the large communal entrance hall and follow the original staircase to the second floor, where you will find Apartment 5
- The front door opens to the spacious sitting room which offers attractive twin panelled windows providing glorious views of Blockley Brook and the communal gardens, and has ample space for a large sofa and dining table and chairs, intercom system to the front door, and useful understairs storage cupboard
- Off the sitting room is the modern contemporary kitchen, which offers a good selection of wall and base units, with a built-in fridge-freezer, stainless-steel gas oven and separate four-ring gas hob, pull-out larder cupboard, laminated work surfaces, inset black resin sink and part-tiled walls, as well as a wall-mounted gas boiler providing domestic hot water and central heating
- Inner hall with stairs rising to the second floor, and utility room off with space and plumbing for tumble dryer and washing machine
- At the top of the stairwell on the second floor, is useful fitted shelving, two double bedrooms and a modern shower room
- Both bedrooms are generous in size, with amazing ceiling heights and plenty of space for a large wardrobe
- The shower room, has a fitted shower with rain-shower over, pedestal wash-hand basin, low-level wc, and heated towel rail
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,200 pcm

## OUTSIDE

- The communal grounds have attractive lawned areas with picnic tables and chairs for use of the occupants of the mill
- The grounds are bounded by the gently cascading Blockley brook which runs under both North View and South View and is the former mill race
- Apartment 5 has the right to park one vehicle in the carpark to the rear of the garden on an unallocated basis
- There is also a drying area for the use of all the residents of the apartments

## DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Broadway and Evesham and just past Bourton-on-the-Hill turn right signposted 'Blockley'
- On reaching the village continue through and at the brow of the hill turn right into 'Blockley Court'
- Follow the road under the arch and park in the communal parking area
- In the North View Mill, to access the apartment go through the entrance hall and follow the stairs to the second floor
- what3words: unpacked.scripted.blacked

## SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 53.6 Mbps if provider is BT
- EPC Band D

## OUTGOINGS

- Council tax – band B
- Tax payable for 2025/26 - £1,768.10
- Service charge for 2025 - £2,900.86
- Ground rent for 2026 - £200

## TENURE & POSSESSION

- Leasehold with vacant possession on completion
- 199 years from 23<sup>rd</sup> October 2015 – 189 years remaining

## VIEWING

- Strictly by prior appointment with the sole selling agents:

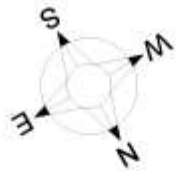
**H A Y M A N - J O Y C E**  
01608 651188

MIM250972 / 621032

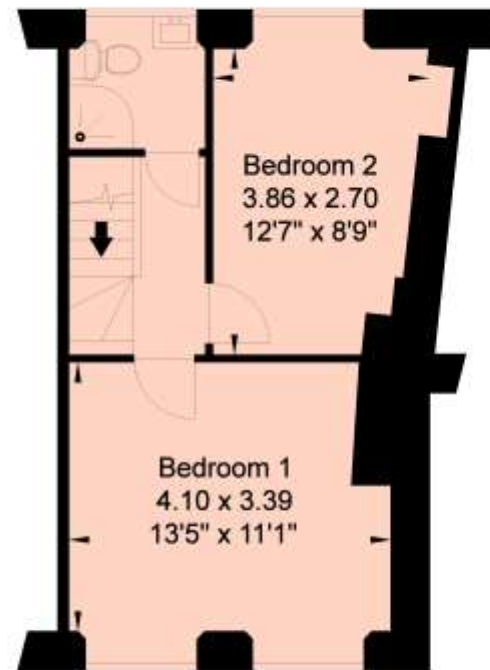
## IMPORTANT NOTICE

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.





Second Floor



Third Floor

Approximate Gross Internal Floor Area

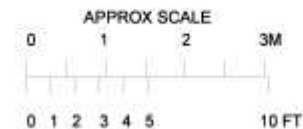
64 sq m (689 sq ft)

© Cotswold Plans Ltd 01386 430176

Ref: ma/9449

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

## 5 North View Flats Blockley



Arrows denote extent of measurements shown.

**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