



Old Court, Blockley, Gloucestershire

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BNP PARIBAS GROUP 

Old Court, Station Road, Blockley, Gloucestershire, GL56 9DZ

A stunning contemporary home set in a sought after village.

Chipping Campden 3 miles, Moreton-in-Marsh 4 miles (London Paddington 95 minutes), Stratford-upon-Avon 17 miles, Cheltenham 30 miles

Entrance hall | 2 Reception rooms | Kitchen/living room | Utility room | Cellar | Cloakroom
Principal bedroom suite with bathroom, dressing room and study | 5 Further bedrooms
4 Bathrooms (3 en suite) | Double garage
Parking and garden

EPC Rating B

The property

Completed in 2008, Old Court is an impressive contemporary home which is built of Cotswold stone under a slate roof with distinctive stone mullion windows. The property is presented to a high standard with a mixture of limestone, ceramic and engineered oak floors, with under floor heating on the ground and first floors. In addition the property has partial Lutron lighting. The house is approached off the village lane through electric gates, to a paved courtyard. The oak front door opens into a spacious entrance hall with staircase to the first floor, cloakroom, and door to the cellar. Off the hall are the reception rooms and the kitchen breakfast room. The reception rooms include a drawing room with engineered oak floor, fireplace with stone surround and French doors into the garden. The dining room has a gas fire with a stone surround.

A particular feature of the property is the L shaped kitchen/living room with a fully fitted Miele kitchen with central island unit. There are French doors to the garden from both the kitchen and sitting areas, and a wood burning stove in one corner. From the hall, the staircase rises to the first floor landing off which is the principal bedroom with dressing room bathroom, with bath and shower, and a study area with doors onto a balcony which overlooks the garden. There are three further double bedrooms, two of which are en suite, and a family bathroom. The stairs continue to the second floor where there is a large landing and two further double bedrooms, one of which has an en suite bathroom.

Outside

The property stands in about 0.4 of an acre of terraced, mainly lawned, garden which runs down to an attractive brook. The garden is well planted with a number of mature trees and shrubs and established boundaries part brick, part hedging. At the bottom of the garden is a prominent willow tree with a seating area overlooking the brook. Accessed from both the kitchen and the drawing room is a large terraced area suitable for alfresco dining. At the front of the house is a double garage and there are additional garden stores to the side of the property.

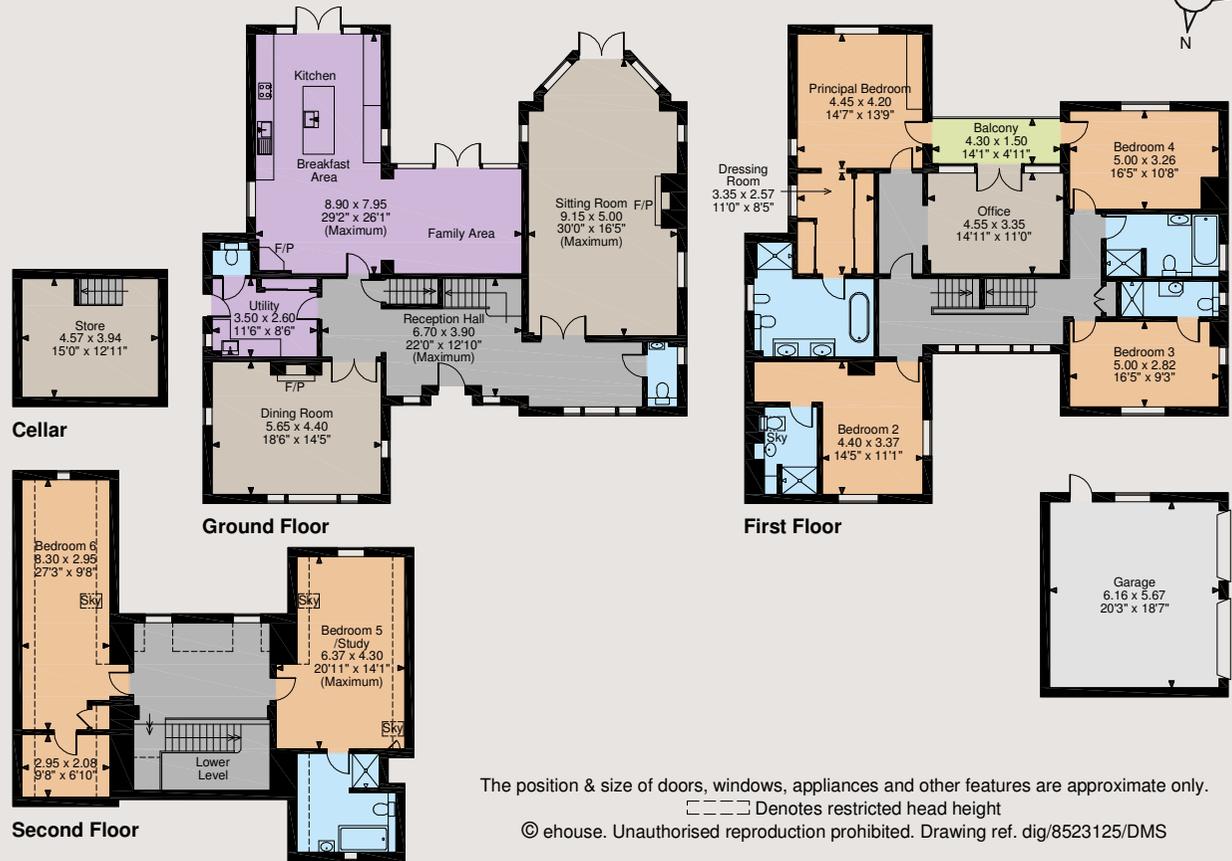
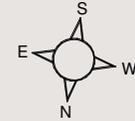
Location

Old Court is situated in the beautiful and popular village of Blockley. A thriving community, the village has a respected primary school, two pubs, village shop with Post Office and café, bowling green and a children's playground. Broadway Golf Club is nearby. The traditional market towns of Moreton-in-Marsh and Chipping Campden are both within easy reach, the former offering a rail service to Oxford and London, Paddington taking from 38 and 95 minutes respectively. The larger centres of Oxford, Cheltenham and Stratford-upon-Avon offer a diverse range of shopping, recreational and educational facilities.





Old Court Station Road, Blockley
 Main House internal area 4,374 sq ft (406 sq m)
 Garage internal area 376 sq ft (35 sq m)
 Balcony external area = 69 sq ft (6 sq m)



Directions

From Moreton-in-Marsh take the A44 to Broadway. Continue through the village of Bourton-on-the-Hill and on leaving the village take the right turn signposted to Blockley. Proceed straight through the village towards Paxford. Old Court will be found on the right hand side just before the end of the village.

General

Local Authority: Cotswold District Council.

Services: Mains water, electricity, gas and drainage

Council Tax: Band H

Fixtures and Fittings: All items known as tenants fixtures and fittings are excluded from the sale. However, certain items such as carpets, curtains are available in addition, by separate negotiation. Electrical and other appliances mentioned in the sale particulars have not been tested by Strutt & Parker or therefore prospective purchasers must satisfy themselves as to their working order.

Tenure: Freehold

Guide Price: £1,850,000

Moreton-in-Marsh

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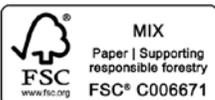
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