



Grade II listed home in the heart of the beautiful village of Blockley and next to the babbling brook.

**Lower Street, Blockley, Moreton-in-Marsh, Gloucestershire, GL56**

£12,500 pcm plus fees apply, Part Furnished or Unfurnished  
Available from 01.04.2021

**savills**

- Grade II listed detached property
- Tastefully decorated and modernised
- Blockley village
- 8 bedrooms
- 7 bathrooms
- 4 Reception rooms
- Landscaped garden with terrace
- Hot tub to be installed W/C 26<sup>th</sup> April

#### Local Information

Blockley is situated within the Cotswold Area of Outstanding Natural Beauty between Chipping Campden and Moreton-in-Marsh. A large part of the village is designated as a Conservation Area to protect its rich history. The village has a thriving community enjoying a village shop, cafe/restaurant, sports ground and clubs, bowling green, park and 12th century church.

The village lies 3.5 miles from Chipping Campden school, Moreton-in-Marsh (3.5 miles) has a mainline rail station serving Worcester, Oxford and London Paddington. Cirencester, Stratford-upon-Avon and Cheltenham offer an excellent choice of shops, leisure and cultural amenities and schools. The renowned Daylesford Farm shop is approximately 10.4 miles south east and Soho Farmhouse is 20.3 miles east. The countryside is designated as a special landscape area and is perfect for walking and riding. There are many historic houses and gardens in the immediate locality.

#### About this property

This Grade II Listed attractive Cotswold stone property includes numerous period features including stone mullion windows, a flagstone floor, an inglenook fireplace, window seats and exposed wall timbers and stone work.

The accommodation is arranged over four floors and has been tastefully decorated and modernized throughout, on the ground floor is a modern kitchen with butler sink and white silestone work tops, opening into a family room with feature fire place, a sitting room, cinema room and a separate dining room with bespoke bi-folding doors leading out on to the terrace, there is also a handy boot room on this floor. A set of stairs leads down to the cellar on the lower ground floor.

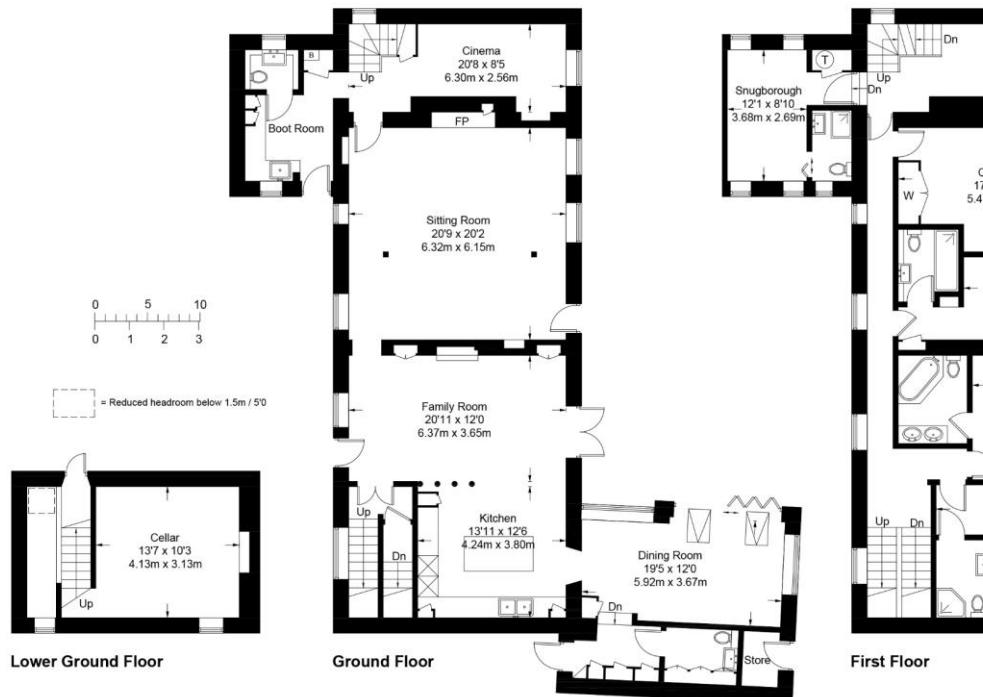
On the first floor are five bedrooms all of which have modern ensuite bathrooms. Having previously been a small country house hotel the bedrooms still retain their previous names which are based on local mills, they are therefore shown on the floorplan as Snugborough, Colebrook, Dovedale, Westmacott and Daddy Lowe. On the top floor are three further bedrooms, the largest being 'Malvern' which has a fabulous ensuite bathroom with separate shower and bath. 'Northwick' has access to a family bathroom and 'The Limes' is adjacent to a WC.

Outside a stone wall encloses an attractive landscaped rear garden. It is laid out on a number of terraces incorporating a lawn with a sunken trampoline, mixed shrub beds and a paved terrace which is ideal for entertaining. A gravel pathway with steps leads through the garden onto a large gravedled parking area. Blockley brook partly borders the garden.





## Lower Brook House, Lower Street, Blockley GL56 9DS



Approximate Gross Internal Area = 391.1 sq m / 4210 sq ft  
(Including Cellar)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID740369)

**Services** - Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating. Electric car charging point. Heating, hot water and alarms are all controllable remotely.

Council tax, phone, Giga clear broadband, TV license, property alarm and gardener are all included. All other utilities will be the tenants cost.

**Furnishing** - Part Furnished or unfurnished

**Local Authority** - Cotswold District Council, Cirencester. Council Tax Band = Council Tax A

**Energy Performance** - EPC Rating = D

**Viewing** - All viewings will be accompanied and are strictly by prior arrangement through Savills Cotswold Lettings Office. Telephone: 01285 627 552

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	62
EU Directive 2002/91/EC			

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](http://Savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](http://savills.co.uk/applicant-guide). Hard copy available on request. . 20210317AGBL



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