



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





- 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 graveled parking area. Blockley brook partly borders the garden.









Lower Street, Blockley, Moreton-in-Marsh, Gloucestershire, GL56  
Gross Internal Area 4210 sq ft, 391.1 m<sup>2</sup>

Louise Nicholson  
Cotswold Lettings  
01285 627 552  
louise.nicholson@savills.com



savills

savills.co.uk

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.

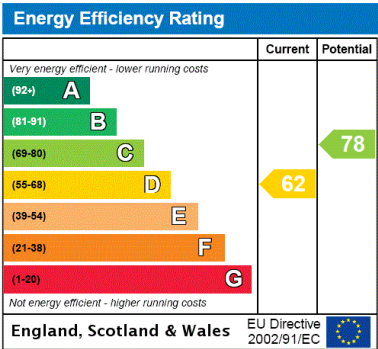
Council tax, phone, Giga clear broadband, TV license, property alarm and gardener are all included. All other utilities will be the tenants cost.

**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



**Important notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*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. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20210317AGBL

