



# A superb village house

**Little Manor, Blockley, Gloucestershire GL56 9DW**

Freehold





Entrance hall • Sitting room • Dining room • Study • Snug  
• Kitchen • Utility room • Cloakroom • Three bedrooms  
• Three bathrooms • Garage • Parking • Gardens

### **Mileages**

Chipping Campden 3.5 miles.  
Moreton-in-Marsh 3.5 miles  
(mainline trains to London/  
Paddington from 90 minutes).  
Stratford-upon-Avon 18.5  
miles. Oxford 30 miles.  
Birmingham International  
Airport 40 miles (all times and  
distances are approximate).

### **Situation and Communications**

Blockley is situated within the  
Cotswold Area of Outstanding  
Natural Beauty between  
Chipping Campden and  
Moreton-in-Marsh.

The village provides a Post  
Office, village store, two hotels,  
public house, a medieval  
church, school and sports club.

Moreton-in-Marsh has a  
mainline rail station serving  
London Paddington.

Cirencester, Stratford-upon-  
Avon and Cheltenham are all  
within reasonable distance.

The property lies within the  
catchment area for Chipping  
Campden school.

Excellent riding and walking  
within countryside designated  
as a special landscape area.

There are many historic  
houses and gardens in the  
immediate locality.









### Little Manor

Dating back to the seventeenth-century with later additions, Little Manor is situated in the popular village of Blockley. The property is Grade II Listed and offers stylishly presented traditional accommodation over three floors.

The property was the subject of an extensive programme of refurbishment and rebuilding in 2006/2007.

The property is wired for WiFi throughout.

Elegant triple aspect sitting room with fireplace and French doors out to the garden.

Well-proportioned dining room with oak framed doors opening to the garden terrace.

Charming country-style kitchen with Aga with adjoining utility room and cloakroom.

Cosy study with doors to garden and snug accessed from rear hall.

Ground floor bedroom suite.

On the first floor is the master bedroom suite, bedroom three and generous family bathroom.

The property retains many of the period features expected in a property of this era including mullion windows and substantial exposed timbers.

Beautifully landscaped gardens with terracing on different levels providing a choice of areas from which to enjoy the village views.

A lawned area with well stocked borders and mature hedges lies to the front of the property.

The property is approached through double gates which lead to the garage and ample parking.









**Local Authority**

Cotswold District Council.  
T: 01285 623000. Council Tax  
Band G.

**Services**

Mains gas, electricity, water  
and drainage are connected.  
Telephone line subject to BT  
transfer arrangements.

**Directions GL56 9DW**

From Moreton in Marsh head  
towards Bourton-on-the-Hill  
on the A44. At the top of the  
hill turn right signposted to  
Blockley. Upon entering the  
village proceed down the hill  
and around the s-bends where  
Little Manor will be found  
immediately on your left  
through double gates.

**Tenure**

Freehold.

**Town and Country Planning**

The property lies within the  
area administered by Cotswold  
District Council, to whom  
interested parties are advised  
to make their own enquiries in  
respect of any planning issues  
and development  
opportunities for the property.

**Wayleaves, Easements and  
Rights of Way**

The property is sold subject to  
the benefit of all rights  
including rights of way,  
whether public or private, light,  
support, drainage, water and  
electricity supplies and any  
other rights and obligations,  
easements and proposed  
wayleaves for masts, pylons,  
stays, cables, drains and water,  
gas and other pipes, whether  
referred to in the Conditions of  
Sale, or not.

**Viewing**

Strictly by appointment with  
Savills.

**Date of Information**

Particulars prepared: July 2019.  
Photographs taken: July 2019.









**Little Manor, Blockley, Gloucestershire GL56 9DW**

**Approximate Area** 232 sq m / 2497 sq ft

**Garage** 11.7 sq m / 126 sq ft

**Total** 243.7 sq m / 2623 sq ft

**Including Limited Use Area** (1.5 sq m / 16 sq ft)



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