



A Grade II listed house in a highly regarded village

1 Mill Close, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9DN

Freehold

savills

Covered porch/loggia • entrance hall • sitting room
• dining room • kitchen • four bedrooms (two en suite)
• family bathroom • landscaped garden with stone wine
cellar, shed and log store • parking.

Distances

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).

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

Situation and Communications

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
community owned mini-
market/post office/cafe/
restaurant, three village halls,
sports ground and clubs,
bowling green, park and 12th
century church. Blockley was
voted the best place to live in
the south west by the Sunday
Times in 2017. The village lies
3.5 miles from Chipping
Campden school (rated
'Outstanding' by Ofsted in
2017). 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 countryside is
designated as a special
landscape area and is perfect
for walking and riding.





1 Mill Close

Dating back to 1705, 1 Mill Close is situated in the popular village of Blockley. The property is also known as 'The Old Mill House' as it was converted from a former mill. The property is Grade II Listed and retains some wonderful period features. The beautifully presented traditional accommodation is set out over two floors and comprises a dual aspect sitting room with a handsome fireplace and deep window seat. The bespoke kitchen sits at the heart of the home and is fitted out with an excellent range of cabinets and an island unit incorporating a breakfast bar. A door leads to the well-proportioned dining room with vaulted ceiling, oak beams and double doors out into the garden. On the ground floor is a bedroom with en suite shower room. On the first floor is an excellent bedroom suite, two further bedrooms and family bathroom. The first floor bedrooms have good head heights due to the vaulted ceilings. A particularly charming feature of the property is the covered porch to the front which is a lovely place to sit and enjoy the view over the pond. Indeed, every window enjoys stunning views.

The property enjoys a mature terraced garden to the rear which is beautifully maintained and well stocked with a range of shrubs and plants. Outbuildings consist of a vaulted wine cellar, garden shed and log store. The property has a private drive which provides parking for several cars and there is also allocated parking for one car in the communal car port.





General Information

Service Charge

A monthly service charge applies to cover insurance and maintenance of the gardens and communal areas. Please refer to the agent for further information.

Local Authority

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

Services

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

Directions GL56 9DN

Leave Moreton-in-Marsh on the A44 towards Evesham, continuing through the village of Bourton on the Hill, and turn right signposted for Blockley. Follow this road into the village and take the left hand turning towards the church. The entrance to Mill Close will be found on the right hand side.

Tenure

Freehold with vacant possession upon completion.

Viewing

Strictly by accompanied appointment with Savills.

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.

Date of Information

Particulars prepared: July 2020. Photographs taken: July 2020.





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Approximate Area 145.2 sq m / 1563 sq ft

Store 1.6 sq m / 17 sq ft

Total 146.8 sq m / 1580 sq ft



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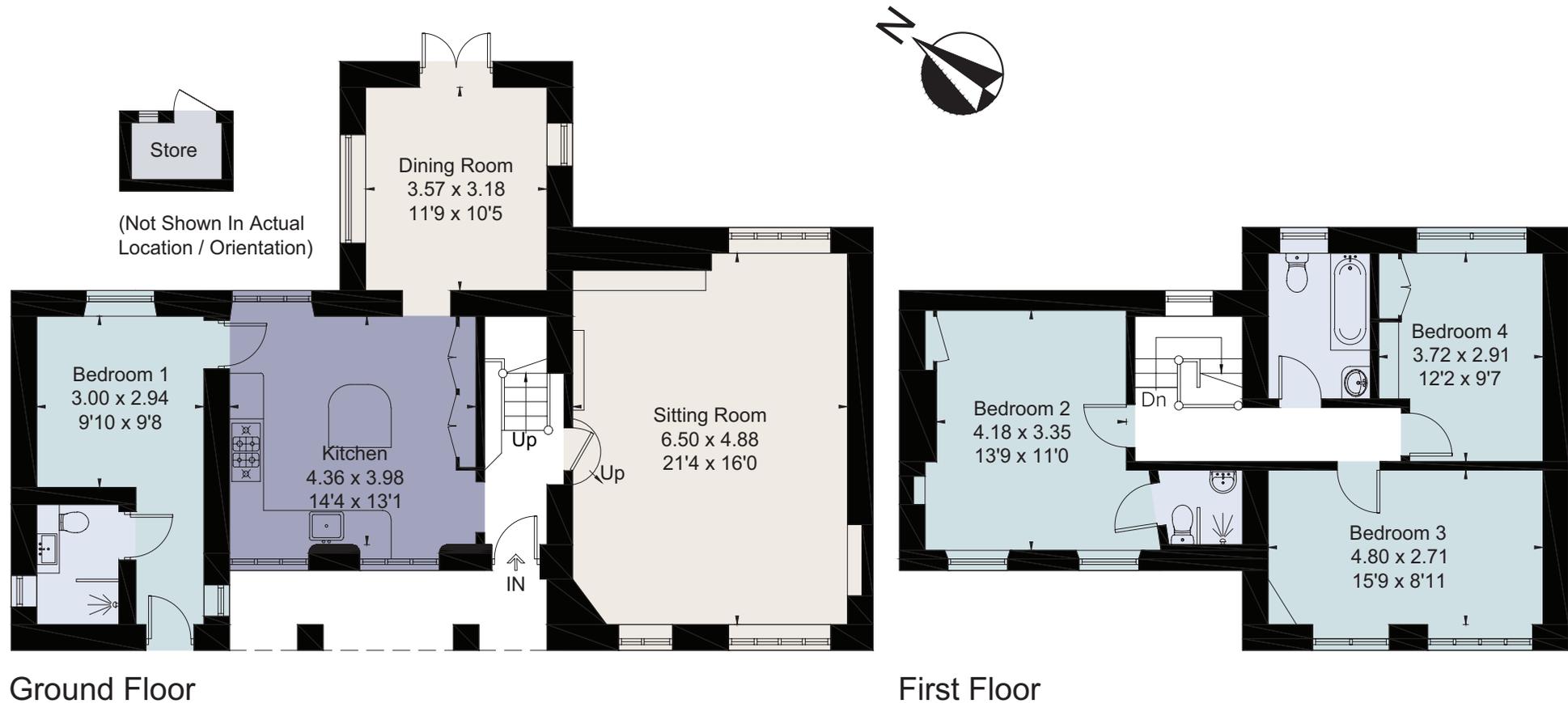
savills.co.uk

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