



Milton House

Blockley

Moreton in Marsh

GL56 9ET



Description

A rare opportunity to acquire a charming characterful home with stunning views in Blockley. This beautiful stone-built property, which once was the village bank, is situated on the High Street in the quintessential village of Blockley. The unique property has been used as a family home for many years and would be a wonderful purchase for anyone who treasures a beautiful outlook. The property still retains many of its original features such as the exposed stone walls, high ceilings, beams and pillars in the atmospheric dining room, which is believed to have historically housed the bank vault. Entry to the house is via a glass porch, a more recent addition, which then leads through to the entry hall with understairs storage cupboard. On your left you will find the spacious living room with solid wood flooring, wood panelling, large fireplace/gas fire wood burner and floor to ceiling windows/doors. These lead out onto the terrace with spectacular views beyond, arguably one of the best views in the Cotswolds. The large kitchen/breakfast room with beautiful exposed brickwork is also located on the ground floor and is fully fitted with plenty of storage and boasts a gas AGA. Off the kitchen, steps lead up to the

dramatic dining room, a super room for entertaining guests and still featuring the original vault pillars. A utility room, toilet, storage room and pantry run parallel alongside the dining room. On the first floor there is a large double master bedroom with two fitted double wardrobes, stunning panoramic views over the countryside and 'Jack & Jill' bathroom/en-suite. There is a large central open study with airing cupboard and boiler, which potentially could be adapted to form an additional bedroom and there is a further double bedroom with en-suite bathroom. On the second floor you will find another double bedroom with

pretty views towards the village church and a separate bathroom and cupboard. Outside you are welcomed by delightful split level mature gardens and the terrace, where there is a seating area with breath-taking countryside views. Below the terrace there is a workshop, storage, a secret garden and down a further set of stone stairs there is a secluded manicured very private lawn area. There is also parking for up to 2 cars on the driveway. The property is council tax band F, and has gas central heating.



Location

Blockley is a hill village situated approximately three miles north-west of Moreton in Marsh. Local amenities include a village shop and cafe, village halls, church, public house and hotels, bowling green and sports club. The nearest secondary school is at Chipping Campden and Blockley has its own primary school.

Directions

Upon entering Blockley from the A44, proceed through the village and take the second left. At the 'T' junction, turn left and proceed onto the High Street. The property can be found on the left hand side in an elevated position.

Tenure & Possession - Freehold

We understand the property to be primarily Freehold with the owner also having the freehold for the lease of Milton Court Blockley Ltd. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Milton House High St Blockley GL56 9ET

Main House Approx. Gross Internal Area:- 229.06 sq.m. 2466 sq.ft.

Storage Approx. Gross Area:- 9.84 sq.m. 106 sq.ft.

Total Approx. Gross Area:- 238.9 sq.m. 2572 sq.ft.



Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

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Moreton in Marsh

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