



Ganton's Cottage
Blockley
Moreton-In-Marsh
GL56 9DY



Description

A wonderful opportunity to purchase a 2 bedroom detached barn conversion with parking and gardens on the edge of this highly sort after Cotswold village.

We believe the barn dates back to the early 1850's and was converted approximately 30 years ago, through the front door there is a porch opening to the characterful kitchen/dining/living area with exposed stone walls, beams and a wood burning stove, the hallway leads to the bathroom and 2 double bedrooms. Outside there is a gated parking area, several areas of garden and of particular note a secluded orchard with mature fruit trees including

four Victoria Plum trees, three eating Cherry trees, tow Bramley apple trees, one dessert apple tree, one Mulberry tree and one Fig tree which are regular and heavy croppers.

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

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 past the Great Western Public House and turn right after a short distance onto Draycott Road. Continue along this road and Ganton's Cottage can be found on the left hand side soon after the turning for The Dell.

Tenure & Possession - Freehold

We understand the property to be Freehold. 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			
(81-91) B			80
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Ganton Cottage, Draycott Road, Blockley GL56 9DY
Main House Approx. Gross Internal Area:- 71.27 sq.m. 767 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
www.dmlphotography.co.uk

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.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

harrison james & hardie is a trading name of Harrison & Hardie Ltd registered in England and Wales no: 3889306.

Bourton on the Water

High Street, Bourton on the Water
GLOS GL54 2AN
Tel: 01451 822 977 Fax: 01451 822 961
Email: bourton@harrisonjameshardie.co.uk

Moreton in Marsh

High Street, Moreton in Marsh
GLOS GL56 0AF
Tel: 01608 651 000 Fax: 01608 651 411
Email: moreton@harrisonjameshardie.co.uk