

Peter Clarke

COMPUTER GENERATED IMAGE

Brown House, Station Road, Blockley, Moreton-In-Marsh, GL56 9DZ

## PROPOSED PLANS

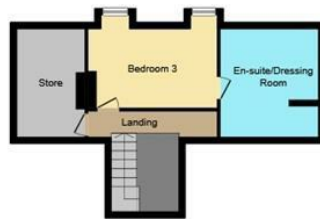
Brown House, Station Road, GL56 9DZ



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Fantastic opportunity to create your dream home!
- Detached five bed home with planning permission
- Opportunity to create a home of over 4,300 square feet
- Large plot of approximately half an acre
- Mature gardens which feature 100ft of frontage onto Blockley Brook



Offers Over £1,100,000

An exciting opportunity to create a wonderful house and gardens within this desirable Cotswold village. This former family home which has been in the same ownership for over 60 years, now has planning permission to extend and refurbish to create a fantastic family residence on a stunning plot extending to approx. half an acre and frontage onto the trout filled Blockley Brook. The house itself could be renovated to have a lovely five bedroom family home but the planning permission gives someone scope to create a really outstanding feature home similar to those in the neighbourhood.

### **BLOCKLEY**

is situated midway between the Cotswold market towns of Moreton-in-Marsh and Chipping Campden. Historically, Blockley was a centre for the silk industry in the 18th and 19th centuries, harnessing the water from Blockley Brook which flows through the centre of the village. There is a shop and café with fine dining in the evening, two pubs, sports club, fitness gym, primary school and numerous societies in the village. Nearby Moreton-in-Marsh, is the world renowned Batsford Arboretum and is well served with shops, supermarkets, doctor's and dentist surgeries, and mainline train service to London Paddington. Longborough is also close by with their annual opera season.

### **ACCOMMODATION**

The driveway entrance sweeps into the front of the property, and there is planning permission to recite the double garage to the front. The beautiful solid wood front door opens into the hallway with the original parquet flooring. The ground floor currently consists of a study, large sitting room with beautiful feature fireplace, kitchen/breakfast room, and cloakroom. On the first floor there are four bedrooms and the family bathroom. On the top floor a further bedroom and storage space. The garden is a real feature of this property extending to some half an acre with steps leading down to beautiful mature trees an Blockley brook with its waterfalls and resident trout for those keen anglers amongst you.

Planning permission was granted on 12 December 2022 under planning ref 22/01757/FUL. This would create a stunning home of over 4,300 SQFT.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



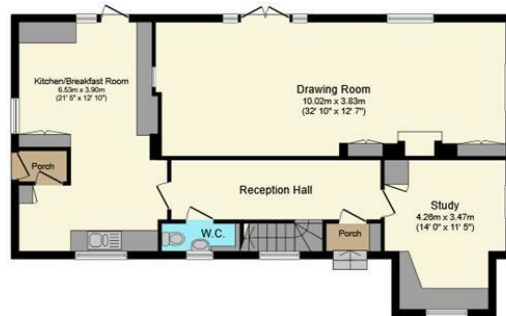


## SITE PLAN



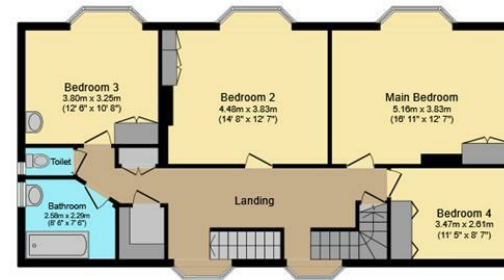
## EXISTING FLOORPLAN

Brown House, Station Road, GL56 9DZ



### Ground Floor

Floor area 127.7 m<sup>2</sup> (1,374 sq.ft.)



### First Floor

Floor area 95.0 m<sup>2</sup> (1,022 sq.ft.)



### Second Floor

Floor area 49.0 m<sup>2</sup> (528 sq.ft.)

**TOTAL: 271.7 m<sup>2</sup> (2,924 sq.ft.)**

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DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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