



Peter Clarke

Foxglove Cottage 8 Park Road, Blockley, Moreton-In-Marsh, GL56 9BZ

- Character Cottage
- Open Plan Living Room & Stove
- Fitted Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Long Cottage Garden
- Countryside Views
- Walking Distance of Shops
- Conservation Area
- Viewing Recommended



£399,000

Two double bedroom character cottage with stunning views. Open plan kitchen/living room with wood burning stove on the ground floor. Bedroom and bathroom on the first floor with the master bedroom on the top floor. Pretty cottage garden.

#### ACCOMMODATION

The front door opens into the kitchen/living room with beams, exposed stonework and wood burning stove. Stairs lead to the first floor with a double bedroom to the front, and family bathroom with useful laundry/airing cupboard. The top floor has a lovely master bedroom with amazing views.

The stable door leads out to the back garden across a pathway to a pleasant terraced area.. The garden is a good size and has several seating areas as well as a useful shed and mature shrubs.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. 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 was previously in Band D.

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

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



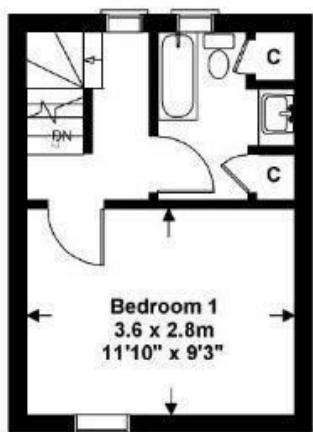
Approximate Gross Internal Area  
56 sq mt/602 sq ft



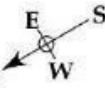
Ground Floor



Second Floor

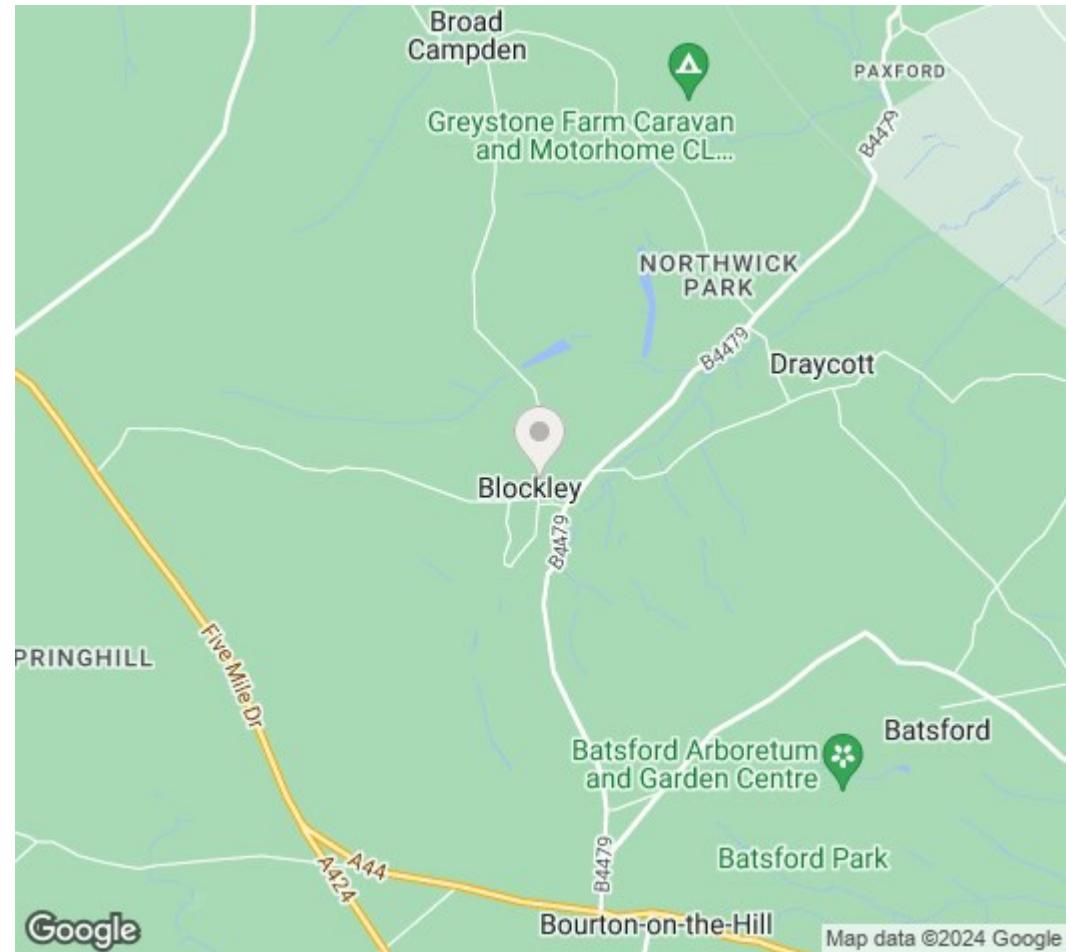


First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
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