



HARRISON
Sales &
Lettings
ARDREY

Lower Farm Cottages, Blockley, GL56 9DP

In Excess of £450,000



This three bedroom barn conversion forms part of the picturesque and sought after Lower Farm Cottages complex in the popular village of Blockley. The characterful and charming property benefits from its own private garden and off road parking as well as having the use of the communal grounds bordered by Blockley brook. The accommodation briefly comprises: Entrance hall, open plan living room/dining room/kitchen, with access to its private garden, ground floor bathroom, and to the first floor, three bedrooms and a further bathroom.

Externally there is a private rear garden and off street allocated parking for 1-2 cars.

Benefits include exposed Cotswold stone walls and beams throughout, neutral décor, currently used as a holiday let so potential to follow suit and available with no onward chain.

EPC Rating: E

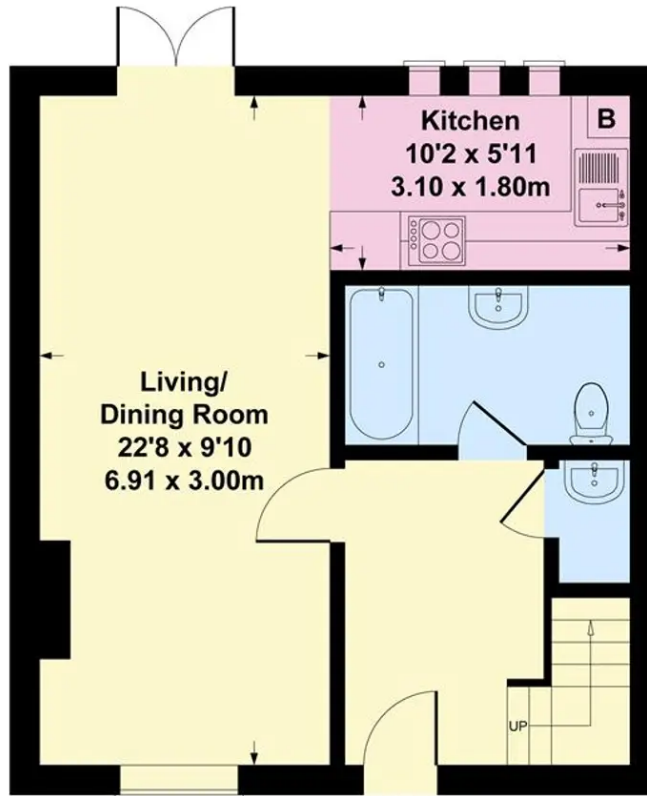
Tenure - We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

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.

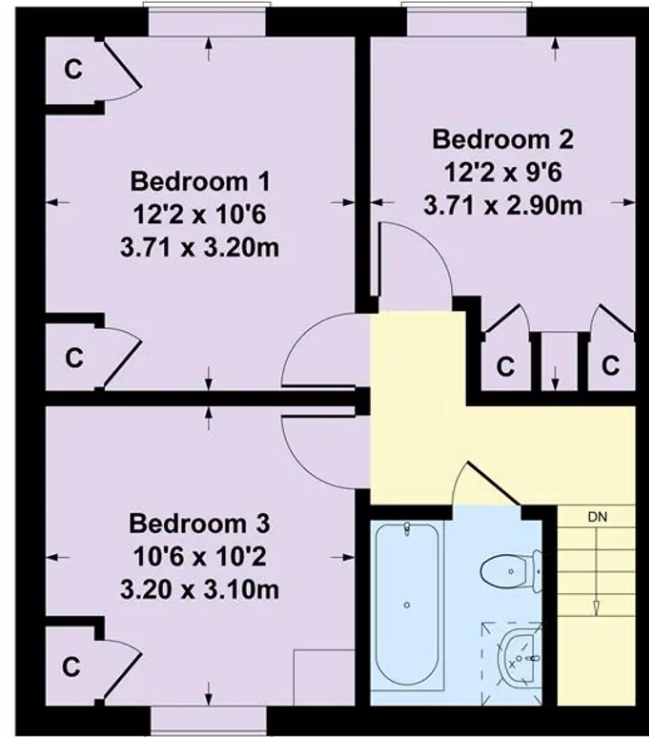




Approximate Gross Internal Area 916 sq ft - 85 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company