

Landgate House

Blockley, Nr Moreton-in-Marsh, Gloucestershire

STRUTT & PARKER

BNP PARIBAS GROUP

Village house set in 1.65 acres

A light and airy modern house with far reaching panoramic views

- 2 RECEPTION ROOMS
- 6 BEDROOMS
- 4 BATHROOMS
- TRIPLE GARAGE
- 1.65 ACRES
- FREEHOLD
- VILLAGE
- 2643 SQ FT
- GUIDE PRICE £1,250,000



The property

Landgate House is situated in a spectacular location in the village of Blockley with far reaching panoramic views over the village and the farmland beyond. Built of stone in the early noughties, the property is a contemporary home which has recently been run as a substantial holiday let. The well-proportioned accommodation is arranged over three floors. On the ground floor there is an entrance hall, vaulted sitting room, kitchen/breakfast room, utility room, en-suite bedroom and a WC. From the entrance hall stairs rise to a mezzanine and bedroom 6 which could be used as a cinema room. Also from the hall, stairs lead down to the main bedroom accommodation which comprises four double bedrooms, three bathrooms, two of which are en-suite. These rooms are arranged around a garden room with French doors onto the terrace.

Outside

The property is approached over a tarmacadamed drive to a parking area to the rear of the house. Adjacent to the parking area is a triple garage with workshop area which measures 687 sq ft. The gardens and grounds extend to about 1.65 acres are predominately lawned. There is a paved terrace on the eastern side of the house, also accessed from the garden room.



Location

Landgate House is situated in the beautiful and popular village of Blockley. A thriving community, the village has a respected primary school, two pubs, village shop with Post Office and café, bowling green and a children's playground. Broadway Golf Club is nearby. The traditional market towns of Moreton-in-Marsh and Chipping Campden are both within easy reach, the former offering a rail service to Oxford and London, Paddington taking from 38 and 95 minutes respectively. The larger centres of Oxford, Cheltenham and Stratford-upon-Avon offer a diverse range of shopping, recreational and educational facilities.

There are restrictive covenants that affect the property. Further information is available from the agents.



Distances

- Chipping Campden 3 miles
- Moreton-in-Marsh 4 miles
- Stratford-upon-Avon 17 miles
- Cheltenham 30 miles

Nearby Station

- Moreton-in-Marsh 4 miles
- Kingham Station 13 miles

Key Locations

- Daylesford Organic
- Batsford Arboretum
- Broadway Golf Club

Nearby Schools

- Kitebrook House
- Chipping Campden Secondary School
- Blockley Primary School











The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

House internal area 2,643sq ft (246 sq m)
Garage internal area 687sq ft (64 sq m)
Total 3,330sq ft (310 sq m)
For identification purposes only.

Directions

GL56 9BX From Moreton-in-Marsh take the A44 to Broadway. Continue through the village of Bourton-on-the-Hill and on leaving the village take the right turn signposted to Blockley. Proceed into the village and take the left turn by the village green. At the T-junction turn right and then take the first right turn into The Landgate. The entrance to the property is on the left.

what3words: ///pythons.asteroid.newlyweds

General

Local Authority: Cotswold District Council

Services: Mains water, electricity, and drainage

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Business Rates: The property is currently subject to business rates.

EPC Rating: Band D

Fixtures and Fittings: All items known as tenants fixtures and fittings are excluded from the sale. However, certain items such as carpets, curtains are available in addition, by separate negotiation.

Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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Moreton-in-Marsh
Fosse House, High Street GL56 0LH
01608 650502
moreton@struttandparker.com
struttandparker.com

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