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ESTATE AGENTS

Barton Cottage, Station Road
Blockley, Moreton-In-Marsh, GL56 9DT



The Property

Dating from around 1620, Barton Cottage is a captivating Grade II listed semi-detached home, constructed from mellow, honey-coloured Cotswold stone. Its handsome façade, complete with classic stone mullion windows, reflects the timeless character so synonymous with the region. Elevated in position, the cottage enjoys charming views across its gardens, neighbouring cottages and the rolling countryside beyond, creating a wonderful sense of tranquillity and escape.

The property has been thoughtfully extended and beautifully maintained, successfully combining period charm with modern living. The interior is both welcoming and well-proportioned, with a dual-aspect sitting room filled with natural light that flows effortlessly into the dining room, creating an ideal setting for both relaxed living and entertaining. The kitchen is newly appointed and enjoys both space for a breakfast table and chairs and direct access to the garden with a beautiful covered loggia, while a useful utility room and cloakroom add to the practicality of the ground floor.

Upstairs, the sense of space continues. The first floor provides two bedrooms alongside both a family bathroom and a separate shower room, while a generous landing area is currently used as a reading/relaxing area, but has previously been a home office. On the second floor, two further bedrooms offer flexibility for family living or guest accommodation. Throughout, the cottage retains an abundance of charming period features that enhance its warmth and authenticity.







Enchanting Gardens & Outdoor Living

To the rear, the property boasts a beautifully maintained terraced garden, rich in planting and designed to provide year-round interest. This delightful outdoor space creates three separate seating areas and offers a peaceful retreat for relaxing or entertaining. Within the garden sits a high-quality studio, a highly versatile space ideal for home working, creative pursuits or additional leisure use, complemented by a timber outbuilding, sauna and log store. The cottage also benefits from ample off-road parking and an electric vehicle charging point.

Barton Cottage presents a rare combination of charm and versatility, equally suited as a full-time residence or as an attractive and potentially lucrative holiday let, taking full advantage of the Cotswolds' enduring appeal.

Sought-After Village Setting

Located within the heart of the Cotswolds, the picturesque village of Blockley is celebrated for its rich heritage and strong sense of community. The village offers a range of everyday amenities including a shop, Post Office, café, traditional pubs and a primary school, along with a variety of social and recreational facilities.



Perfectly positioned between Chipping Campden and Moreton-in-Marsh, the location combines rural charm with excellent connectivity, including rail services to London Paddington. Nearby centres such as Cheltenham and Stratford-upon-Avon provide a wider range of cultural, educational and leisure opportunities. Surrounded by unspoilt countryside, the area is ideal for walking, riding and exploring some of England's most beautiful landscapes.



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GENERAL INFORMATION



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Total area: approx. 163.1 sq. metres (1755.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Cotswold, Council Tax Band E

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