



HAYMAN-JOYCE



# 4 THE GRANARY

NORTHWICK PARK  
BLOCKLEY  
MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 9RJ

FABULOUS SINGLE-STOREY  
COTSWOLD STONE RESIDENCE,  
SET IN AN IDYLIC LOCATION.

## SITUATION

Northwick Park is set in rural surroundings, just one and a half miles to the north of the well-known Cotswold village of Blockley where there are two pubs, a restaurant, a fine church, a school and nursery, and a village shop and Post Office

Northwick Park is approached by a long private drive through parkland, and stands in approx. 35 acres of communal managed gardens and grounds, which include a croquet lawn, hard tennis courts, a heated outdoor swimming pool, a croquet lawn and 24-hour security Northwick Park lies amidst rolling countryside within the Cotswold National Landscape (formerly AONB)

Guide Price £450,000  
No Chain

HAYMAN-JOYCE

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## HISTORY

- Northwick Park is a private estate set in 35 acres of parkland and deer park. It is reputed to have been visited by Lord Nelson and Lady Hamilton. In more recent history the Estate housed the famous art collections owned by Captain Spencer Churchill
- Since 1989 Northwick Park has been the subject of a sympathetic and careful program of restoration which has involved the adaptation of the Grade I listed Mansion House into luxury apartments and the conversion of the estate buildings into private homes
- The development was completed around 2003 when several new homes were constructed
- The beautiful, manicured grounds and gardens are for the use of the residents, along with the all-weather tennis courts and swimming pool

## THE PROPERTY

- Grade II curtilage listed pretty end-of-terrace two-bedroom property, well situated in the centre of this sought-after Country Estate on the edge of the village of Blockley, with low-maintenance garden and a single garage situated in a nearby block of garages
- The accommodation is superbly presented throughout
- Modern fitted kitchen offering a good selection of wall and base units, laminated work surfaces with inset sink, a number of integrated appliances, which includes a Zanussi gas oven and separate gas hob, Liebherr fridge/freezer and Hotpoint dishwasher. Ceramic tiled flooring
- The dining room/reception hall has the advantage of a vaulted ceiling with an exposed A-frame, access to the inner hall, and French doors lead out onto a small terrace
- The sitting room also has the benefit of a vaulted ceiling with an exposed A-frame and French doors lead out onto a small terrace, with the attractive feature of an Adam-style fireplace with marble inserts and hearth, incorporating a cast-iron gas stove
- Off the inner hall are two double bedrooms and the main bathroom consisting of a panelled bath with mixer shower attachment, pedestal wash-hand basin and low-level wc
- The spacious principal bedroom also has the advantage of an en-suite shower room with an enclosed shower cubicle with rains-shower over, pedestal wash-hand basin and low-level wc
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,400 pcm

## OUTSIDE

- The property has an enclosed paved and gravelled small front garden with a low-level retaining wall, whilst at the rear of the property, which can be accessed through one of two sets of French doors, is a paved communal area
- A short walk from the property located in a communal garage block, is a single garage with up-and-over metal door

## DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Broadway and just after Bourton-on-the-Hill turn right signposted Blockley
- Continue through the village of Blockley turning left after approx. 1 mile signposted Chipping Campden and the entrance to Northwick Park will be found on the left after approx. 500 yards
- Follow the road into Northwick Park and take your first right
- Continue along this road until you come to the Visitors Car Park where the agent will meet you
- what3words: label.outgoing.simulates

## OUTGOINGS

- Council tax – band D. Tax payable for 2025/26 - £2,273.28
- The current service charge payable to Northwick Park Management Company is £1,030 per quarter. This includes caring for the grounds, gardens, facilities and a 24-hour security patrol

## SERVICES

- Mains water, electricity and gas are connected
- Gas fired central heating
- Northwick Park has its own sewerage/wastewater treatment plant
- Gigaclear is available at Northwick Park with an average speed of 300 to 400 Mbps
- EPC Band D

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

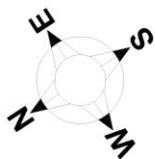
**H A Y M A N - J O Y C E**  
01608 651188

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### IMPORTANT NOTICE

- Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
- We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
- Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
- Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
- We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
- Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





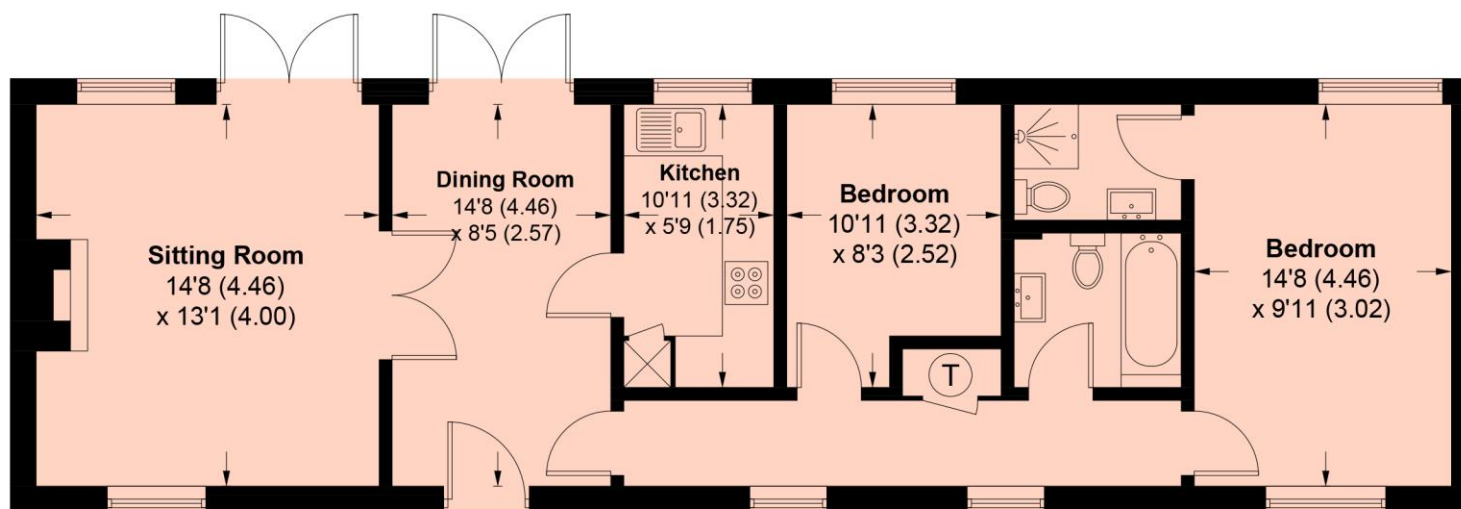
## 4 The Granary, Northwick Park, Blockley, Moreton-in-Marsh, GL56 9RJ

Approximate Area = 74.1 sq m / 798 sq ft

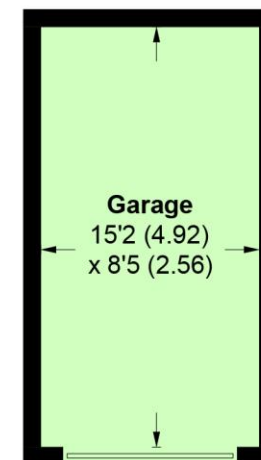
Garage = 12.5 sq m / 134 sq ft

Total = 86.6 sq m / 932 sq ft

For identification only - Not to Scale



GROUND FLOOR



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**HAYMAN-JOYCE**

M O R E T O N - I N - M A R S H • M A Y F A I R  
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