

Northwick House, Blockley, Gloucestershire







A country house in a historic setting in an Area of Outstanding Natural Beauty with interiors by the renowned designer Helen Bainbridge.

Summary of accommodation

Main house

Reception hall | Cloakroom | Boot room

Kitchen/breakfast room | Drawing room | Dining room

Library | Utility room | Bedroom with en suite

Principal bedroom with en suite and dressing room

Two further double bedrooms

Family bathroom on the first floor

Bedroom/office with en suite facilities on the second floor

Leisure complex

Indoor pool | Gym | Shower room | Wine store

Stream room | Dining area | Plant room | Log store

Gardeners WC

Garage building

Triple garage with electric doors and self-contained annexe above.

Garden and grounds

Mature borders | Large lawned area

Various outdoor seating areas



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Situation

Blockley is a vibrant Cotswold village situated between Moreton-in-Marsh and Chipping Campden on the rolling Cotswold hills and offering some fine views of the surrounding countryside.

The village has a shop and café which is run by village residents – a real testimony to the people that live in the village. There are also two public houses, an excellent primary school, a Church and a popular gym along with many active and well-supported clubs and societies.

Chipping Campden and Moreton-in-Marsh offer day to day amenities with further facilities being found in Cheltenham, Stratford-upon-Avon and Oxford.

Schooling in the area is outstanding and includes Blockley C of E Primary School, Kitebrook, Chipping Campden School, Cotswold School, Cheltenham College and Cheltenham Ladies'. Stratford schools include Stratford Prep, The Croft, King Edward VI and Stratford Girls' Grammar.

Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf courses at Broadway, Naunton Downs, and Brailes, rugby at Worcester and Gloucester.

A good network of footpaths and bridleways can be found throughout the area allowing you to really take in the beautiful Cotswold scenery.

Distances

Chipping Campden 3 miles, Moreton-in-Marsh 4 miles (trains to London Paddington from 90 minutes) Stow-on-the-Wold 8 miles, Stratford-upon-Avon 14 miles, Banbury 21 miles (trains to London Marylebone from 70 minutes) Cheltenham 19 miles, Oxford 25 miles (Distances and times approximate)





Northwick House

Northwick House sits adjacent to one other house yet close to the villages of Blockley, Paxford and Chipping Campden. It is ten minutes from Moreton-in-Marsh which is the nearest local market town with a station for the main London - Hereford rail line.

The property has fantastic, uninterrupted long views from front and back and is a wonderfully bright home. The interior of the house has been designed and fitted out in a modern contemporary style with new double glazing, kitchen and bathrooms installed by the present owners.

The house and other buildings were redeveloped to a high and imaginative standard in 2008. Construction is primarily of local Cotswold stone with additional local finishes used to reflect the history of the house which dates back to the mid 19th century but is not listed.

The property comprises four buildings including the main house, leisure building with pool, steam room, wine room and gym, triple garage with flat above and a stand-alone fully serviced garden room currently used for propagating plants. The versatility of Northwick House will appeal to a range of buyers looking to secure a fine property in the heart of the North Cotswolds.











Approximate Gross Internal Floor Area

House: 340 sq m / 3,660 sq ft

Leisure Complex: 157 sq m / 1,690 sq ft

Garage/Apartment: 100 sq m / 1,076 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

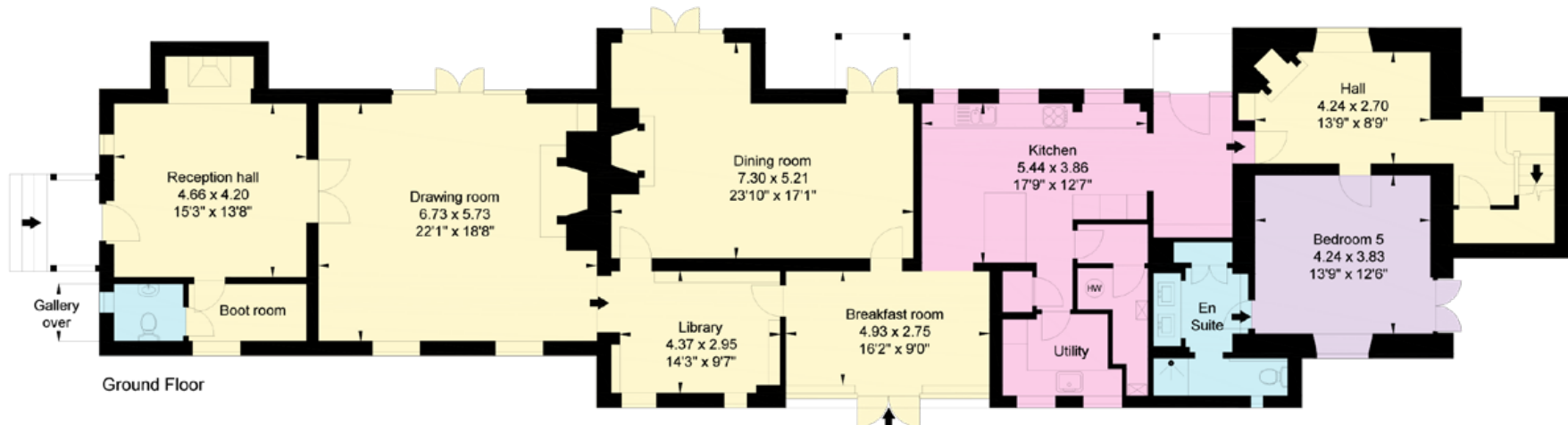
Denotes restricted head height



Second Floor



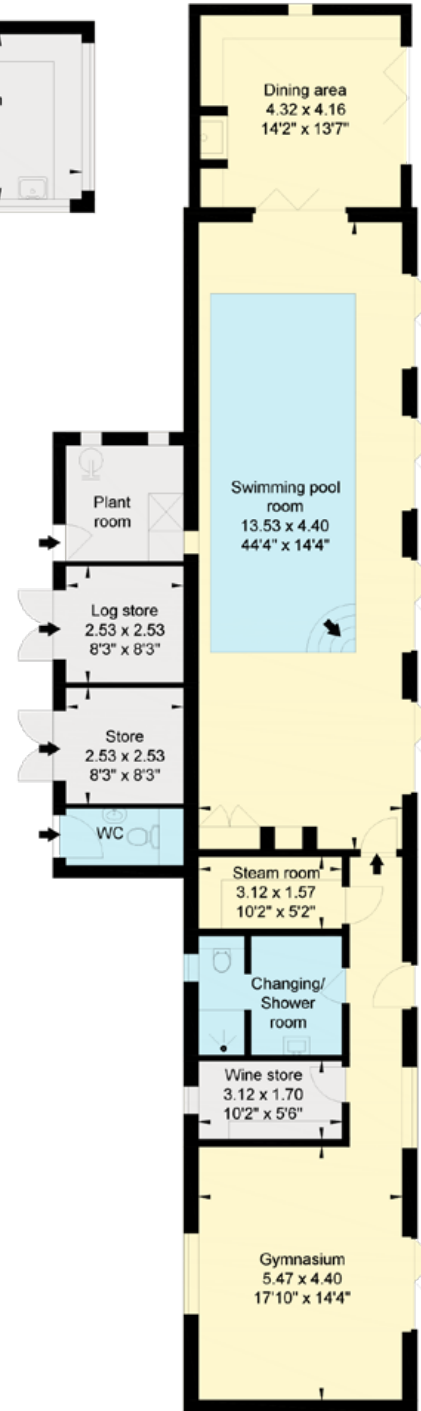
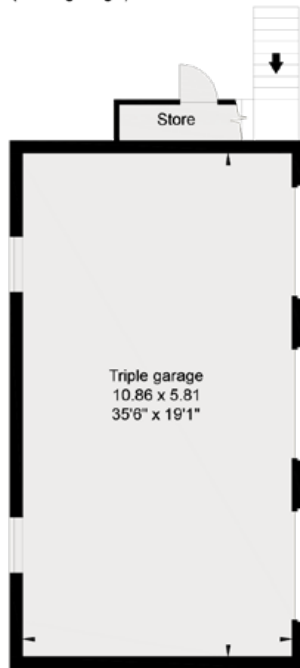
First Floor



Ground Floor



First Floor
(Over garage)







Garden and Grounds

The gardens are very attractive and well maintained with a range of mature borders, a large lawned area and various outdoor seating areas to enjoy the sunshine at various times of the day.





Property information

Tenure: Freehold.

Services: Mains water, gas and electricity. Private drainage. Gigaclear broadband with up to 900 mbps throughout the house and annexe.

Local authority: Cotswold District Council. Telephone: 01285 623 000.

Council Tax Band: H

Energy Performance Certificate Rating: Band D

Directions (Postcode: GL56 9LL)

From Stow-on-the-Wold, take the A429 Fosseway towards Moreton-in-Marsh. After reaching the town turn left at the first mini roundabout onto the A44. Continue along the A44, through Bourton-on-the-Hill and at the top of the hill turn right signposted to Blockley. Continue through Blockley and approximately one mile after leaving the village take the left hand turning signposted to Broad Campden. Northwick House will be found on the left hand side.

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2022. Photographs and videos dated September 2022.

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