



William Emes Garden
Blockley
GL56

A stunning home with private garden facing a croquet lawn and hills.



Blockley 1.5 miles, Chipping Campden 2.9 miles, Stow-on-the-Wold 7.9 miles, Moreton in Marsh Station 3.8 miles (London Paddington from 90 minutes), Cheltenham 22 miles, Stratford upon Avon 17 miles (Distances and times are approximate).





Gloucestershire

Northwick Park is an exclusive development positioned at the end of a long private drive located close to Blockley, between Moreton-in-Marsh and Chipping Campden. The mansion, a former home of the Spencer Churchill family, is the focal point of Northwick Park with a range of converted buildings along with a very well integrated proportion of modern homes.

The grounds are beautifully manicured and extend to approximately 35 acres in total, including, the deer park, outdoor heated swimming pool, four all weather tennis courts, croquet lawn, guest parking and 24 hour security.

Northwick Park is unique and appeals to range of buyers from full time homes through to second homes which provide the perfect 'lock up and leave'.

Moreton-in-Marsh provides a mainline station that runs into Oxford and London Paddington.

Schooling in the area is outstanding including local primary schools in Chipping Campden and Blockley with an outstanding secondary school in Chipping Campden. Many other popular schools are on hand in Cheltenham, Stratford upon Avon and Oxford.

Sporting facilities in the area include racing at Cheltenham, golf courses at Naunton Downs, Broadway and Burford and local equestrian facilities. Plenty of walking is available locally including the Gloucestershire Way.

Property

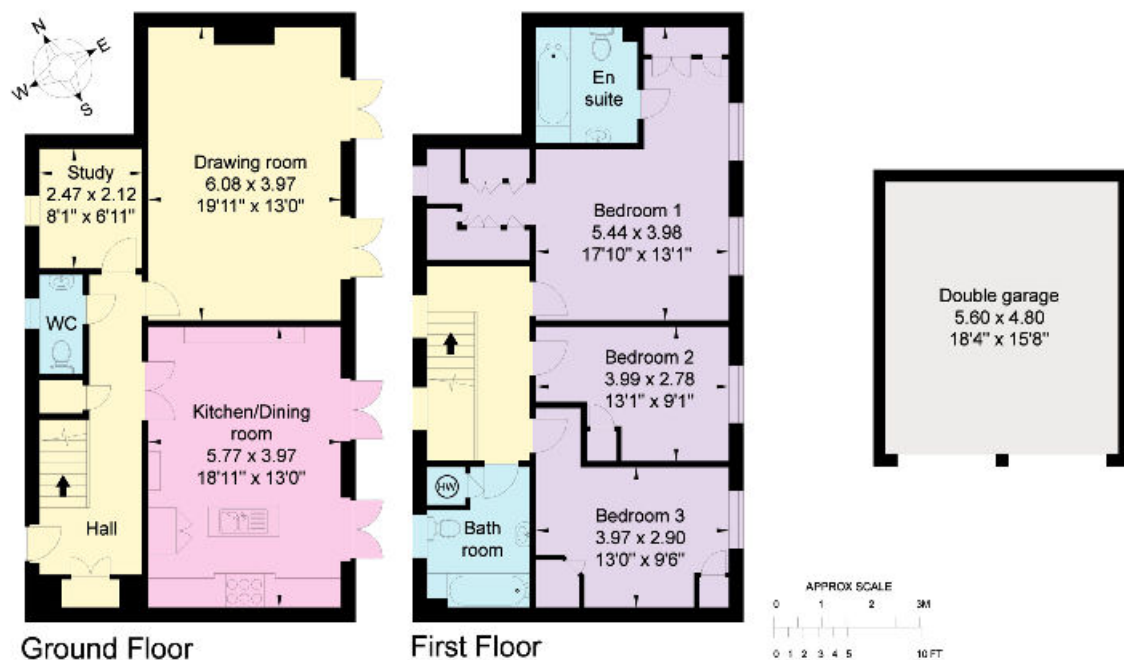
11 William Emes Garden is an elegant Georgian style property presented to the highest standard. It is approached over a rose lined avenue with a stunning outlook over the manicured gardens.

The reception space is well proportioned with an entrance hall with fitted cupboards, drawing room, bespoke kitchen/dining room with AGA and a well-appointed study. Double doors lead from both the drawing room and the kitchen/dining room out to the private terrace offering ideal space for entertaining.

On the first floor the property benefits from a large master suite including en suite bathroom and dressing area. There are two further double bedrooms with a family bathroom and shower above.

The property benefits from a private double garage with electric doors, storage above and parking for a number of cars.





APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 138 sq m (1,485 sq ft)
 Double Garage: 27 sq m (290 sq ft)
 Total: 165 sq m (1,775 sq ft)

Gardens and grounds

11 William Emes has a private terrace with well stocked borders and climbing roses. The south facing terrace is particularly private and is an ideal spot for entertaining. Extensive gardens and grounds are available to enjoy.

Services

The property has mains gas, drainage, water and electricity.

Service Charge

£750 per quarter, please contact the office for further information.

Terms

Tenure: Freehold

Local Authority: Cotswold District Council 01285 623000

Directions (GL56 9RL)

From Stow-on-the-Wold, take the A429 Fosseyway 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 1 mile after leaving the village take the left hand turning signposted to Broad Campden. Take the next left hand turning into Northwick Park and proceed into the development. Follow the road all the way through the development until you see the visitors parking on the right hand side. From the visitors parking walk to the right and then immediately left and follow the path down towards William Emes Garden. Number 11 front door can be found to the right of the arch way.

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I would be delighted to tell you more.

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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.

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Particulars dated June 2020. Photographs and videos dated June 2020.

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