



Northwick Mill, Blockley



Former Mill House full of character, with views of the Cotswold hills.

Blockley is a vibrant Cotswold village situated between Moreton-in-Marsh and Chipping Campden. The village has a shop and cafe run by village residents - a real testament to the people who 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 and a range of grammar and private schooling options in Stratford-upon-Avon, Cheltenham and Oxford.

Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf courses at Broadway, Naunton Downs, and Brailes, and 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 85 minutes), Stow-on-the-Wold 8 miles, Stratford-upon-Avon 14 miles, Cheltenham 19 miles, and Oxford 25 miles. (Distances and times are approximate)







The Property

Northwick Mill is a beautiful former Mill house with a wealth of period features, occupying an enviable position on the edge of the popular village of Blockley, with far-reaching views. Sitting centrally within its own gardens and grounds the property is approached via a sweeping drive with plenty of parking for several cars. The accommodation is arranged over four floors, with the lower ground offering a well-proportioned dining room with a central stone fireplace and a recently refitted kitchen with a walk-in larder area, utility/boot room with door to the garden and cloakroom. To the ground floor is a delightful drawing room with central woodburning stove, study and garden room which offers a wonderful place in which to enjoy the stunning views. The four double bedrooms are found on the first and second floors. The principal bedroom suite has an ensuite bathroom with roll roll-top bath, and bedroom four, are all situated on the first floor. Bedroom two and three are found on the second floor with a shared shower room and far-reaching views. Northwick Mill has an abundance of charm and period character including exposed beams and window seats. The property has recently undergone some renovations by the current owners to include new windows and a roof and could easily be extended, subject to any planning consents to provide further accommodation as the CGI image suggests.

Services

Mains water, gas, drainage and electricity are connected.

Tenure

Freehold

Local Authority

Cotswold district council, Tax band G

Guide price £1,150,000



Outside

Approached over a sweeping driveway Northwick Mill sits centrally within its own grounds with south facing gardens overlooking the sweeping Cotswold hills. The delightful terrace offers a lovely place to sit out and enjoy al fresco entertaining and enjoy the fine views. The mature gardens are mostly laid to lawn with well-stocked shrub and flower borders and a large pond. A wooden bridge leads across the small weir which meanders through the grounds to a further garden area. All the gardens and grounds extend to approximately 2 acres and further land may be available by separate negotiation either to purchase or rent.



Approximate Area = 204.5 sq m / 2201 sq ft
 Outbuildings = 68.6 sq m / 738 sq ft
 Total = 273.1 sq m / 2939 sq ft (Excluding Carport)

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.



Knight Frank
 Stow-on-the-Wold,
 Brett House
 Park Street
 GL54 1AG
knightfrank.co.uk

I would be delighted to tell you more
Helen Waddilove MRICS
 01451 600617
helen.waddilove@knightfrank.com



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 March 2024. Photographs and videos dated March 2024.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.