



HARRISON  
Sales &  
Lettings  
ARDEN

Northwick Park, Blockley  
Moreton-In-Marsh



The Granary is a delightful spacious Curtilage Listed Cotswold stone barn which was originally converted from a former driftwood barn in around 1990 and more extensively upgraded and refurbished by the current owner over the last five years.

The accommodation, which is light and airy, briefly comprises: entrance hall, cloakroom, sitting room with full-length French windows to the front and rear and a feature fireplace, archway leading to a study area with French windows out onto the rear terrace, kitchen/diner with a range of integrated appliances and fitted units. On the first floor there is a principle bedroom with dual aspects and an en-suite shower room, a second bedroom with an extensive range of built-in wardrobes and a separate shower room.

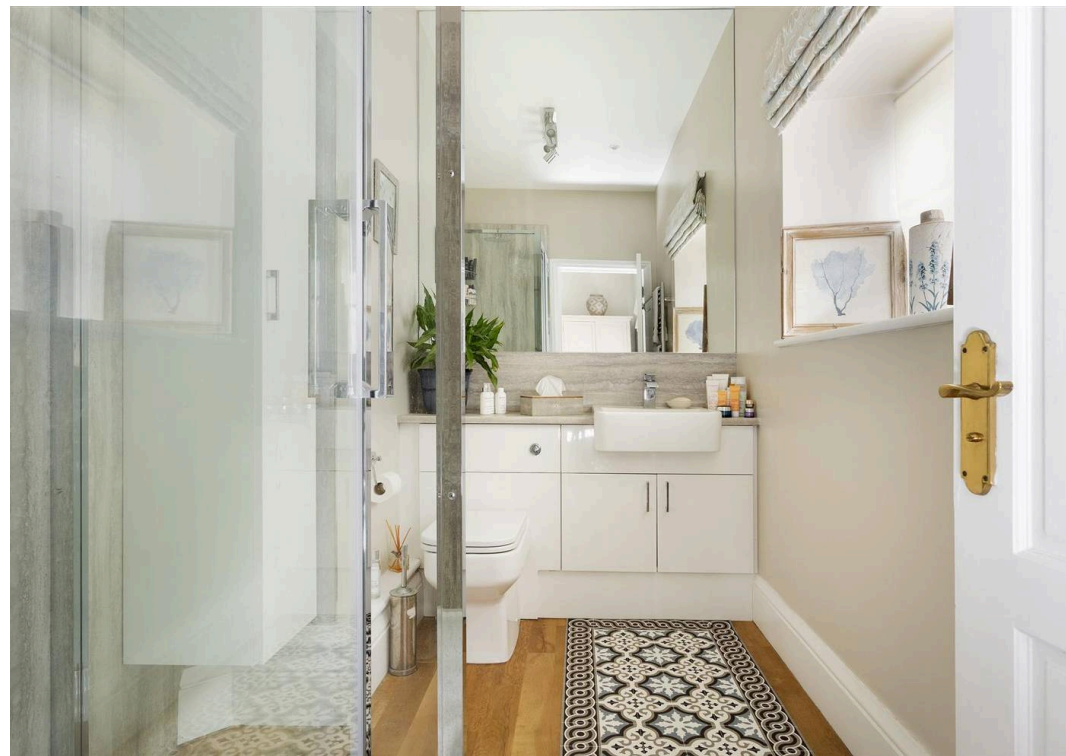
Outside there is an area of private terrace leading onto a well-maintained shared courtyard with a circular pool and range of planting. A croquet lawn lies just beyond, whilst the front of the property overlooks the rose garden.

There is a single en-bloc garage with parking in front. Included with the purchase is full use of the communal parkland, croquet lawn, four hard tennis courts, heated pool and 24 hour security.

If you are looking for a main home to enjoy and become part of the social park life and community, a secure lock up and leave or a long term rental opportunity with excellent returns, 1 The Granary offers a perfect balance. Having been fully renovated, this is a beautiful turn key home offering a real 'wow factor', with far reaching views and a real sense of indoor-outdoor living.

The current service charge made payable to Northwick Park Management company is £,1030 per quarter and is used to maintain the parkland and gardens, open air swimming pool, croquet lawn, tennis courts, 24 hour security and park lighting. The property is council tax band E, and has gas central heating.



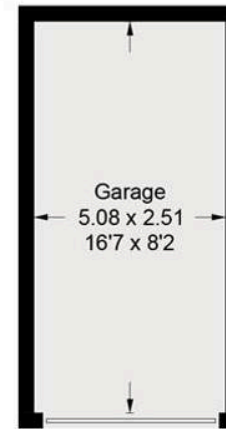


# 1 The Granary

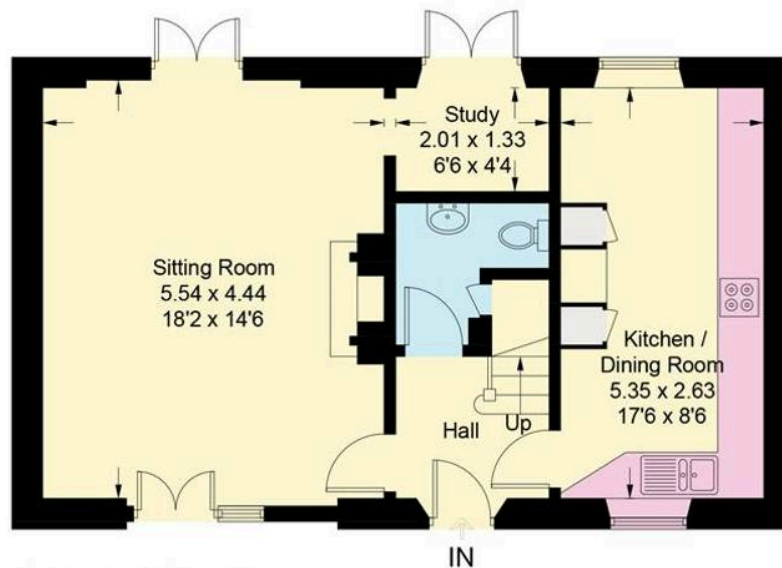
Approximate Gross Internal Area = 102.0 sq m / 1098 sq ft

Garage = 13.0 sq m / 140 sq ft

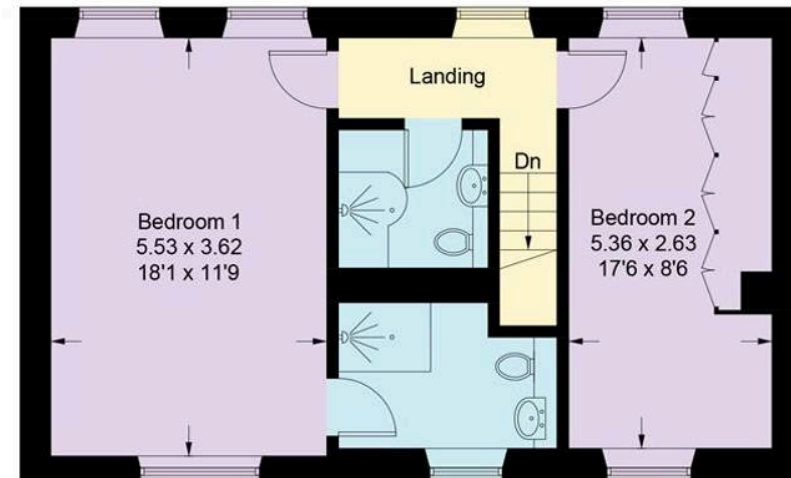
Total = 115.0 sq m / 1238 sq ft



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID734705)

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