



I The Granary
Northwick Park
Blockley
GL56 9RJ
£450,000 subject to contract



Description

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 a 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.

Location

Blockley is a hill village situated approximately three miles north-west of Moreton in Marsh. Local amenities include a village store/coffee shop, a nursery, village halls, church, public house and hotels, bowling green and sports club. The nearest secondary school is at Chipping Campden and Blockley has its own primary school.





Directions

From Moreton-in-Marsh take the A44 towards Broadway. Continue through the village of Bourton-on-the-Hill and take the first right signposted Blockley. Come into the village along Lower Street and out of the village following signs to Paxford. Take the left turn sign posted to Broad Campden, pass a distinctive lodge house, the entrance to Northwick Park is on the left soon after. Please park in the designated visitor parking area beyond Juliana's Court or by the swimming pool, which is up North Way and turn right after Churchill Square

Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

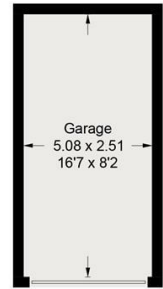
Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

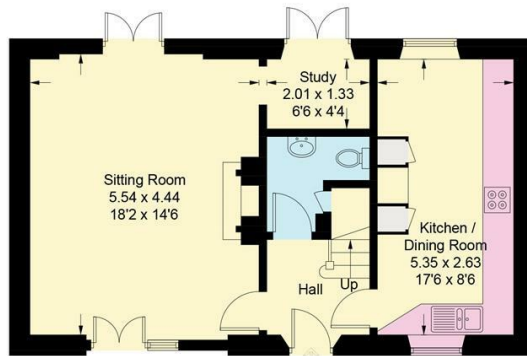


1 The Granary

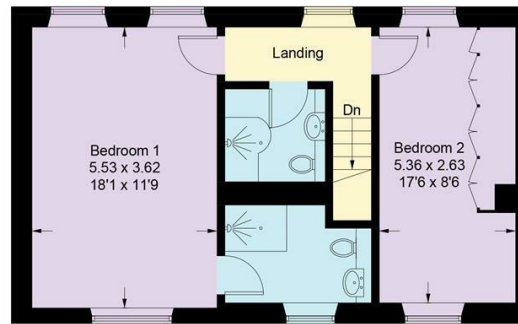
Approximate Gross Internal Area = 102.0 sq m / 1098 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 115.0 sq m / 1238 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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

PROPERTY PLANS

Harrison James & Hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Harrison James & Hardie. Or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions and, or, reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors do not make or give and neither Harrison James & Hardie. Nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company.

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BOURTON ON THE WATER

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