



HARRISON  
Sales &  
Lettings  
HARDEN

**3 The Granary Northwick Park, Blockley**  
Moreton-In-Marsh

Guide Price **£450,000**



The Granary is a delightful spacious Curtilage Listed Cotswold stone barn which was originally converted from a former driftwood barn in around 1990.

The gas centrally heated accommodation, which is light and airy, briefly comprises: entrance hall/dining room with high vaulted ceilings, sitting room with full-length French windows to the rear terrace and arched window to the front, a feature fireplace and high vaulted ceilings, kitchen with fitted wall units and some integrated appliances. Down the hall you will find a family bathroom and two double bedrooms one of which has an en-suite shower room. Outside there is a area of private terrace at the front of the property and to the rear there is a private patio overlooking the well-maintained shared courtyard with a circular pond and range of mature planting. There is a single en-bloc garage with parking in front. Included with the purchase is full use of the communal parkland, croquet lawn, tennis courts, heated swimming pool and 24 hour security.

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

Service Charge: The current service charge made payable to Northwick Park Management company is £850 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.

Northwick Park has been the subject of a sympathetic and careful program of restoration which involved the adaptation of the Grade II listed Mansion House, once residence of the Spencer-Churchill family, with stables, coach house etc to form 78 individual dwellings, as well as the construction of various new houses, all in an attractive vernacular style. There are about 35 acres of managed gardens and grounds, which include 4 hard tennis courts, a heated outdoor swimming pool and a croquet lawn. Northwick Park lies within the Cotswold Area of Outstanding Natural Beauty.





**3 The Granary Northwick Park Blockley GL56 9RJ**  
House Approx. Gross Internal Area:- 80.54 sq.m. 867 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
☐☐☐ Denotes restricted head height  
[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)