



HARRISON
Sales &
Lettings
HARDY

The Stables Northwick Park, Blockley

Guide Price £500,000



A contemporary and stylishly presented two bedroom, Grade II Curtilage Listed Cotswold stone barn with stunning views set within 35 acres of beautiful parkland having access to the swimming pool, tennis courts and croquet lawn.

Converted about 30 years ago the property has been sympathetically modernised in parts over the years. The front door is accessed via a courtyard terrace which is the perfect spot for entertaining. Entering straight in to the kitchen, you are welcomed by a workable space and high ceilings, it comes equipped with oven, hob, washing machine and dishwasher. Next to this is the coat closet and downstairs toilet. Steps then lead up to the living/ dining area with high ceilings and doors on to a small balcony. Open stairs rise to the first floor with the main bedroom boasting a port hole window, en-suite bathroom, second bedroom is set up as a king size room and there is a bathroom off the landing.

Just across from the property is a single garage en bloc, boasting a garage space big enough to comfortably park within, which you can also park one car in front of. There is also the added convenience of car washing facilities available near the garages. The property has fibre broadband, and recent additions of communal EV charging points.

The current service charge made payable to Northwick Park Management company is £1,270 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.

EPC:

Council Tax Band:

Tenure: Freehold





Main House Approx. Gross Internal Area:- 106.63 sq.m. 1148 sq.ft.
Garage Approx. Gross Area:- 15.08 sq.m. 162 sq.ft.
Total Approx. Gross Area:- 121.71 sq.m. 1310 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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