



Greswolde House, Northwick Park, Nr Blockley  
Gloucestershire

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# Greswolde House, 6, John Wolfe Court, Northwick Park, Nr Blockley, Gloucestershire, GL56 9RS

A beautifully presented property with pretty landscaped gardens

Chipping Campden 2½ miles, Moreton-in-Marsh 5 miles, (London Paddington from 87 minutes), Stratford-upon-Avon 18 miles, Cheltenham 21 miles

Entrance hall | Drawing room | Dining room  
Kitchen/breakfast/living room | Utility | Study  
3 Bedrooms | 3 Bathrooms (2 en-suite)  
Double garage | Garden and Parking

EPC rating C

## The property

Greswolde House is built of Cotswold stone and offers gracious living on a manageable scale together with the ability to 'lock up and go' with peace of mind. The front door opens into the entrance porch with storage cupboards either side and a door into the hall, off which are the principal reception rooms which include a dining room with French doors into the garden, drawing room with wood burning stove and limestone surround, and French doors onto the garden terrace, a study and cloakroom. At the end of the house is the fully fitted kitchen/breakfast/living room with a wood floor, extensive floor and wall mounted kitchen units with 7 ring dual fuel cooker, built in fridge and freezer and bi fold doors into the garden. Off the kitchen is a utility room, WC and a door to outside.

From the hall, stairs rise to a wide landing off which is the bedroom accommodation which comprises a principal bedroom with en-suite bathroom and dressing room with extensive fitted wardrobes. There are two further double bedrooms, one of which is en-suite and a shower room. The dressing room to the principal bedroom was previously a fourth bedroom and could easily be converted back.

## Outside

To the side of the house is a delightful south and east facing garden with a raised pond and water feature. The garden contains a number of mature shrubs and is accessed from the drawing room, the dining room and kitchen. Adjacent to the house is a large garage with access to loft storage and space in front to park additional cars.

## Situation

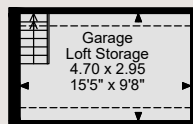
Greswolde House is situated in the grounds of Northwick Park and has views over the Deer Park to the surrounding countryside beyond. The property is approached over a long driveway through the well maintained grounds which include 35 acres of communal parkland, an outdoor swimming pool, croquet lawn and four tennis courts for use by residents at Northwick Park. Set in an Area of Outstanding Natural Beauty, the house is within 5 miles of Moreton-in-Marsh, Chipping Campden and Broadway. Each town has shops for most everyday needs whilst Cheltenham and Stratford-upon-Avon have more extensive shopping and leisure facilities. Communications are good with a regular mainline train service to Oxford and London Paddington from Moreton-in-Marsh taking 35 and 87 minutes respectively. In addition, Birmingham International Airport is within 45 miles.



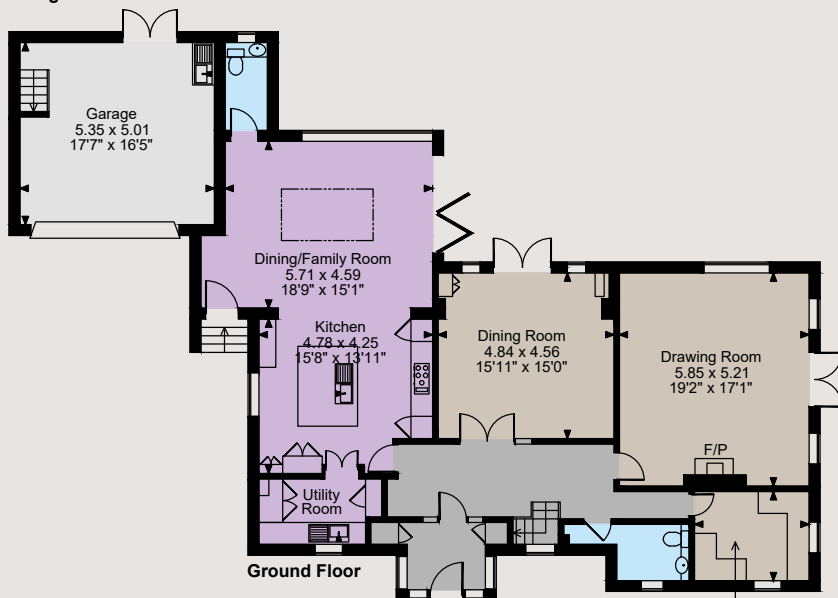




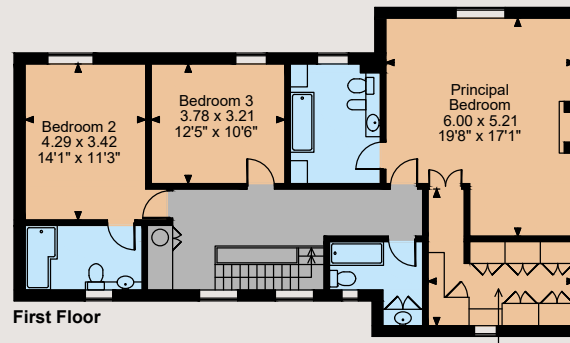
Main House internal area 2,732 sq ft (254 sq m)  
Garage/Garage Loft Storage internal area 440 sq ft (41 sq m)  
Total internal area 3,172 sq ft (295 sq m)



Garage - First Floor



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From Moreton-in-Marsh take the A44 through the village of Bourton-on-the-Hill and take the first turning right signposted Blockley. In Blockley follow the signs for Paxford and after about 1 mile take the left hand turn signposted Broad Campden and Chipping Campden. The entrance to Northwick Park will be found on the left hand side after about 400 yards. Proceed along the drive and take the first right hand turn and then right again into John Woolfe Court. Greswolde House will be found on the right hand side.

## General

**Local Authority:** Cotswold District Council  
Tel: 01285 623000

**Services:** Mains water, gas, electricity and private drainage.

**Council Tax:** Band G

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded.

**Tenure:** Freehold

**Service Charge:** A quarterly service charge is payable to Northwick Park Management Company - Further information upon request.

**Guide Price:** £1,200,000

## Moreton-in-Marsh

Fosse House, High Street GL56 0LH

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