



Northwick Mill, Blockley



# Former Mill House full of character, with views of the Cotswold hills.

Blockley is a vibrant Cotswold village situated between Moreton-in-Marsh and Chipping Campden. The village has a shop and cafe run by village residents - a real testament to the people who live in the village. There are also two public houses, an excellent primary school, a Church and a popular gym, along with many active and well-supported clubs and societies.

Chipping Campden and Moreton-in-Marsh offer day-to-day amenities, with further facilities being found in Cheltenham, Stratford-upon-Avon and Oxford. Schooling in the area is outstanding and includes Blockley C of E Primary School, Kitebrook, Chipping Campden School and a range of grammar and private schooling options in Stratford-upon-Avon, Cheltenham and Oxford.

Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf courses at Broadway, Naunton Downs, and Brailes, and rugby at Worcester and Gloucester. A good network of footpaths and bridleways can be found throughout the area, allowing you to really take in the beautiful Cotswold scenery.

## Distances

Chipping Campden 3 miles, Moreton-in-Marsh 4 miles (Trains to London Paddington from 85 minutes), Stow-on-the-Wold 8 miles, Stratford-upon-Avon 14 miles, Cheltenham 19 miles, and Oxford 25 miles. (Distances and times are approximate)







## The Property

Northwick Mill is a beautiful former Mill house with a wealth of period features, occupying an enviable position on the edge of the popular village of Blockley, with far-reaching views. Sitting centrally within its own gardens and grounds the property is approached via a sweeping drive with plenty of parking for several cars. The accommodation is arranged over four floors, with the lower ground offering a well-proportioned dining room with a central stone fireplace and a recently refitted kitchen with a walk-in larder area, utility/boot room with door to the garden and cloakroom. To the ground floor is a delightful drawing room with central woodburning stove, study and garden room which offers a wonderful place in which to enjoy the stunning views. The four double bedrooms are found on the first and second floors. The principal bedroom suite has an ensuite bathroom with roll roll-top bath, and bedroom four, are all situated on the first floor. Bedroom two and three are found on the second floor with a shared shower room and far-reaching views. Northwick Mill has an abundance of charm and period character including exposed beams and window seats. The property has recently undergone some renovations by the current owners to include new windows and a roof and could easily be extended, subject to any planning consents to provide further accommodation as the CGI image suggests.

## Services

Mains water, gas, drainage and electricity are connected.

## Tenure

Freehold

## Local Authority

Cotswold district council, Tax band G

**Guide price £1,150,000**



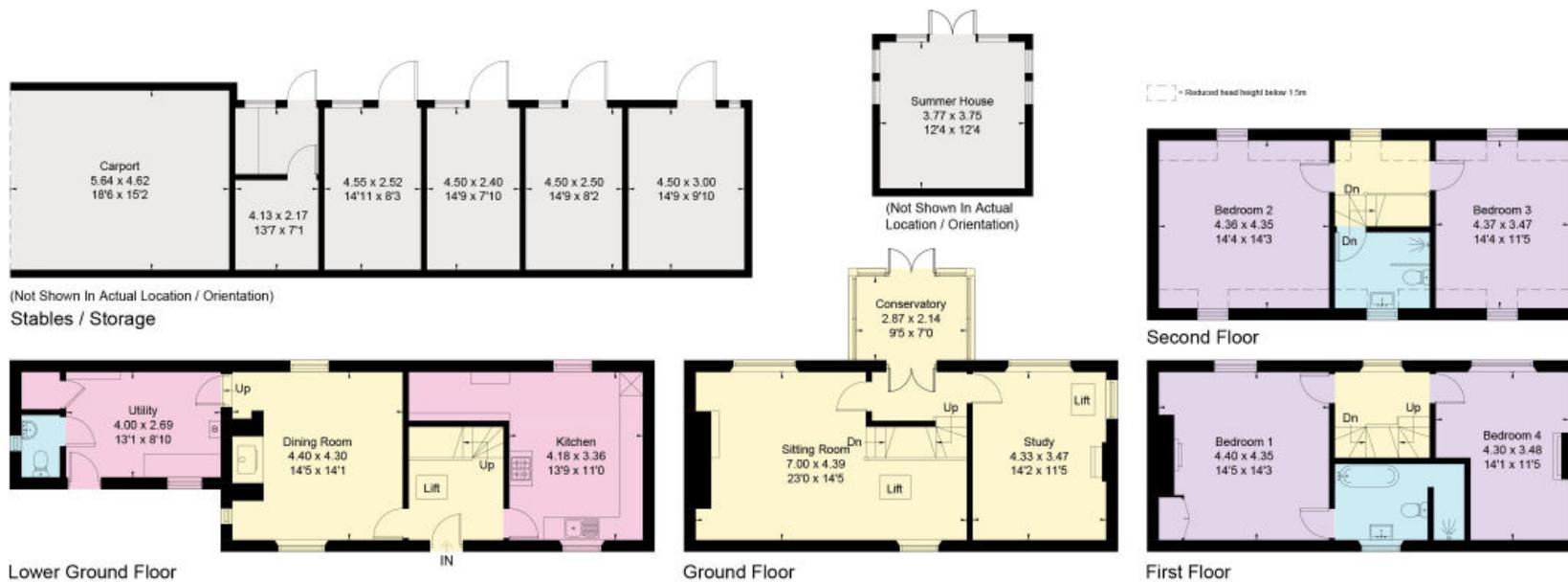
## Outside

Approached over a sweeping driveway Northwick Mill sits centrally within its own grounds with south facing gardens overlooking the sweeping Cotswold hills. The delightful terrace offers a lovely place to sit out and enjoy al fresco entertaining and enjoy the fine views. The mature gardens are mostly laid to lawn with well-stocked shrub and flower borders and a large pond. A wooden bridge leads across the small weir which meanders through the grounds to a further garden area. All the gardens and grounds extend to approximately 2 acres and further land may be available by separate negotiation either to purchase or rent.



Approximate Area = 204.5 sq m / 2201 sq ft  
 Outbuildings = 68.6 sq m / 738 sq ft  
 Total = 273.1 sq m / 2939 sq ft (Excluding Carport)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
 Stow-on-the-Wold,  
 Brett House  
 Park Street  
 GL54 1AG  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Helen Waddilove MRICS**  
 01451 600617  
[helen.waddilove@knightfrank.com](mailto:helen.waddilove@knightfrank.com)



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