



Hornbeam House, Blockley

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# Beautifully presented detached home with stunning views.

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Northwick Park is an exclusive development positioned at the end of a long private drive located close to Blockley, between Moreton-in-Marsh and Chipping Campden. The former home of the Spencer Churchill family, is the focal point of Northwick Park with a range of converted buildings along with a very well integrated proportion of modern homes. The grounds are beautifully manicured and extend to approximately 35 acres in total, including, the deer park, outdoor heated swimming pool, four all weather tennis courts, croquet lawn, guest parking and 24 hour security. Northwick Park is unique and appeals to range of buyers from full time homes through to second homes which provide the perfect 'lock up and leave'. Schooling in the area is outstanding including local primary schools in Chipping Campden and Blockley with an outstanding secondary school in Chipping Campden. Many other popular schools are on hand in Cheltenham, Stratford-upon-Avon and Oxford. Sporting facilities in the area include racing at Cheltenham, golf courses at Naunton Downs, Broadway and Burford and many local equestrian facilities. Plenty of walking is available locally including the Gloucestershire Way.

## Distances

Blockley 1.5 miles, Chipping Campden 2.9 miles, Stow-on-the-Wold 7.9 miles, Moreton in Marsh Station 3.8 miles (London Paddington from 90 minutes)  
(Distances and times are approximate).







## The Property

Hornbeam House is a beautifully presented four bedroom detached property on the edge of Northwick Park with far-reaching views across the parkland.

The front door leads through to the entrance hall, which has a sitting room just off. A feature fireplace with a log-burning stove sits centrally within this room and is adjacent to the dining room, making this an ideal space for entertaining. Double doors from both of these rooms lead out to the terrace.

The kitchen/breakfast room faces out towards the garden and is stylishly fitted with a full range of cabinets, a Belfast sink and AGA. Adjoining the kitchen is a useful utility room that leads into an office/snug. Off the hall is a unique gated wine room with floor-to-ceiling wine storage and a cloakroom.

Upstairs are four good double bedrooms with the master and guest bedroom, both having en suite bathrooms and a further family bathroom.

## Services

Mains water, gas, drainage and electricity. Service charge £900 per quarter. Shared swimming pool and tennis courts and 35 acres of parkland.

## Terms

Freehold, Service charge £900 per quarter

## Local Authority

Cotswold District Council, Tax band D

**Guide Price £1,175,000**







## Outside

Hornbeam House has the most delightful gardens all set behind a high level red-brick wall and hedging which offers a high degree of privacy. The garden is predominantly laid to lawn with mature silver birch trees and ornate hedging. The terrace runs to two sides of the property, accessed from the reception rooms and kitchen, and offers ideal space for al fresco entertaining. To one side the wooden and brick pergola offers welcome shading. The property is approached via an impressive gravelled driveway with parking for a number of cars.







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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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