



**HOLMANS**  
ESTATE AGENTS

# 14 Churchill Square, Northwick Park, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9RR

£1,950 Monthly

## Property Description

Occupying a central location within this exclusive country estate of 76 homes within 37 acres of well manicured grounds, this stylishly appointed and beautifully maintained inner terraced, two storey, two bedroomed contemporary style country cottage is perfect for those looking for a pied-a-terre, and is strongly recommended for internal inspection.

The property has a through lounge and dining room with a real Cotswold stone fireplace and a small conservatory to the rear opening directly onto the enclosed, walled rear garden.

There is a stylish well fitted kitchen with a good range of integrated appliances and a separate utility room. At first floor level, both double bedrooms have built in wardrobes in addition to a spacious ensuite facilities to both rooms.

Externally the property has its own garage with a remote controlled electronically operated up and over door and additional vehicular parking in front.

The property lies to the Northern side of the Northwick Park Estate, formerly the home of the Spencer-Churchill family which was developed in the 1970s and now contains a croquet lawn, tennis courts, and a swimming pool for the residents in addition to which there are delightful parkland areas.

The Northwick Park Estate is positioned between the Cosmopolitan Cotswold Café Society of Chipping Campden and the more traditional Market Town of Moreton-in-Marsh where there are rail links to London Paddington. Blockley village itself has two public houses, its own well equipped shop and tea rooms which also opens as a bistro several nights a week. The village has its own primary school and is within the catchment area for Chipping Campden Secondary School.

## Accommodation Comprises

### Entrance Hall

(19' 08" x 9' 01" Max Max) or (5.99m x 2.77m Max)

Easy staircase returning to first floor with spindle balustrade, built in under stairs wine cupboard with light, walk in pantry with shelves and room for fridge, double radiator with cabinet surround.

### Ground Floor Cloakroom

With two piece suite in white, wall mounted wash hand basin, low flush WC, single radiator and built in extractor.

### Through Living Room

(13' 07" x 12' 00" ) or (4.14m x 3.66m)

With floor unit fitted cabinets to one wall. Cotswold stone fireplace with stone hearth, currently with a gas fire but flue suitable for rear fire if required, cornice moulded ceiling, sunny south facing aspect to the front. Four wall mounted light points. Central ceiling light point.

### Dining Room

(11' 09" x 12' 01" ) or (3.58m x 3.68m)

With two wall mounted light points, two double radiators with built in cabinet surrounds and separate double radiator, small paned double doors leading to rear conservatory.

### Rear conservatory

(11' 10" x 5' 00" ) or (3.61m x 1.52m)

With ceramic tiled floor, two wall mounted light points and double radiator. Small paned double doors leading onto rear garden.

### Kitchen

(10' 10" x 8' 11" ) or (3.30m x 2.72m)

With ceramic tiled floor, marble style laminate worktops fitted to three sides with inset 1 1/2 enamelled sink unit with single drainer and mixer tap, split level NEFF electric double oven and split level FISHER AND PAYKEL four ring gas hob with ceramic splash back and externally ducted cooker hood above. Corner sited Worcester combination boiler for instantaneous hot water and gas fired central heating, three tiered pan draw, integrated dishwasher, split level fridge with freezer below, six separate base cupboards. Six matching wall mounted cupboards two with illuminated displays, open book shelf.

### Utility Room

With matching laminate worktop to kitchen, ceramic tiled floor, Hoover H-wash 300 plus washing machine, two base cupboards, five matching wall mounted cupboards, built in extractor.

### First Floor Landing Area

With single radiator and access to loft space. Walk in cloaks cupboard with single radiator and built in slatted shelving to one wall.

### Front Bedroom 2

(12' 11" x 16' 04" ) or (3.94m x 4.98m)

With two built in double wardrobes, single radiator, attractive southerly aspect to the front, cornice moulded ceiling with inset spotlights, single radiator.

### Ensuite Shower Room/WC

With three piece suite in white, low flush WC, pedestal wash hand basin and walk in double shower cubicle, fully tiled with integrated shower spray. Single radiator, ceramic tiled floor, part timber panelled to dado height. Built in extractor.

### Rear Bedroom 1

(16' 03" x 11' 04" ) or (4.95m x 3.45m)

With particularly attractive outlook over private and communal gardens and ornamental fountain. Double radiator and double built in wardrobe. Access to ensuite bathroom.

### Ensuite Bathroom/WC

With three piece suite in white, low flush WC, pedestal wash hand basin, handled panelled bath with handheld shower spray and circular curtain and rail. Half tiled walls, double mirrored vanity cupboard, built in extractor and single radiator.

### Outside - Rear Garden

Approximately 40 ft deep x 25 ft wide. With patio immediately adjacent to the property suitable for al fresco dining. Block paved area and five foot high retaining rustic brick wall on three sides. Access to garage. Gated access to private pathway leading to front garden.

### Garage

(19' 05" x 9' 04" ) or (5.92m x 2.84m)

With electronically operated remote controlled up and over timber door, power and light installed. Boarded loft area suitable for storage if required. Behind the garage is a block paved area with off street parking for one vehicle.

### Terms & Conditions:

Available immediately.

Un-furnished.

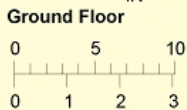
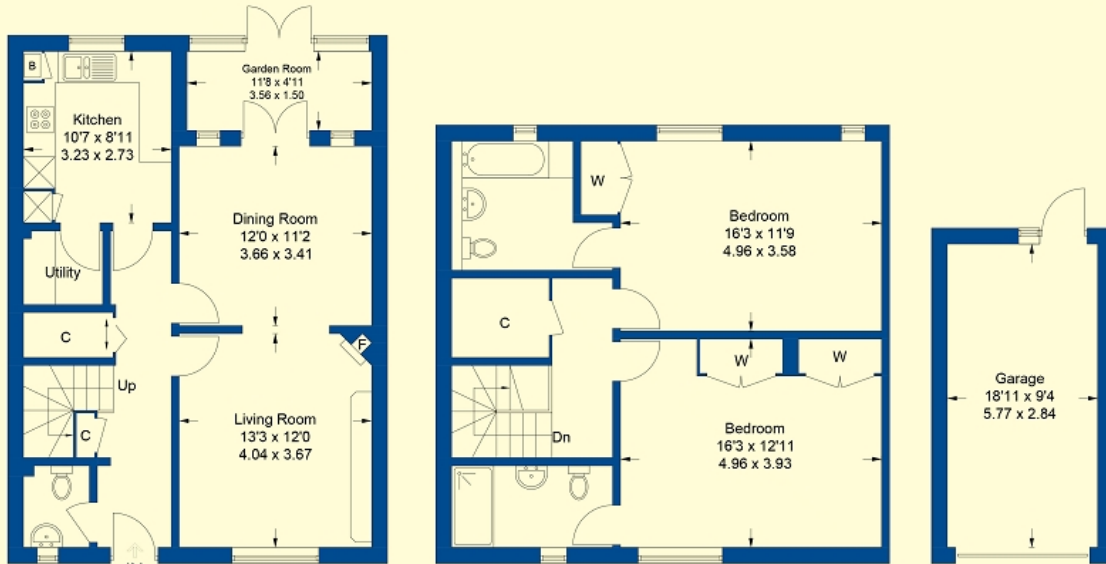
Rent £1,950.00 p.c.m payable monthly in advance by Standing Order.

Holding Deposit - £450.00. This property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however, this will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

Security Deposit £2,250.00 (refundable at the end of the tenancy subject to final inspection).



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Approximate Gross Internal Area = 125.1 sq m / 1346 sq ft  
 Garage = 16.5 sq m / 178 sq ft  
 Total = 141.6 sq m / 1524 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID841223)

(Not Shown In Actual Location / Orientation)



## Directions

From our Moreton-in-Marsh office, turn left and at the second mini roundabout turn right continuing through the village of Bourton on the Hill after which turn right signposted Blockley 1/2 mile. Continue on the same road through Blockley village, passing The Great Western Arms on the right hand side and after approximately 1/2 mile turn left signposted Broad Campden. After approximately 1/4 of a mile turn left into the Northwick Park Estate and continue for around 1/4 of a mile, then taking the first main turning on the right hand side just before some large trees. The front door to this property is midway between the second and third turning on the right hand side, continue past the property taking the next turning on the right continuing all the way down to a visitors parking area in front of the swimming pool. Park there and walk back to the house.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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