



Wick House, 4 John Wolfe Court, Northwick Park,  
Nr Blockley, Gloucestershire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Wick House, 4, John Woolfe Court, Northwick Park, Nr Blockley, Gloucestershire, GL56 9RS

An attractive modern home with secure walled courtyard garden set at the end of a private close

Chipping Campden 2½ miles, Moreton-in-Marsh 3.6 miles, (London Paddington from 88 minutes), Stratford-upon-Avon 18 miles, Cheltenham 21 miles

Entrance hall | Sitting room | Dining room  
Garden room | Kitchen/breakfast room | Utility room | Study | 4 Bedrooms | 3 Bathrooms (2 en-suite) | Double garage | Garden and Parking  
EPC Rating C

## The property

Wick House is built of Cotswold stone and is an attractive modern house that offers spacious and flexible accommodation with the ability to 'lock up and go' with peace of mind. There are views over the beautiful parkland from the first floor. The front door opens into the entrance hall with a WC, coat cupboard and stairs to the first floor with storage under. Off the hall is the sitting room which is triple aspect and has a wood burning stove and doors to the garden room, which has under floor heating and doors into the courtyard. In addition, there is a study and a dining room which also has doors into the courtyard. The kitchen/breakfast room is fully fitted and has a central island unit and under floor heating. A door opens into the utility room with water softener and doors to the front and rear of the house.

From the hall, stairs rise to a wide landing of which is the bedroom accommodation and comprises a principal bedroom with en-suite bathroom. There are 3 further double bedrooms, one of which is en-suite, and a family bathroom. Three of the bedrooms have built in wardrobes.

## Outside

Wick House has a secure courtyard garden that wraps around 2 sides of the property and is enclosed by an historic brick wall which has a stable door which gives direct access into the park. There is an irrigation system for watering plants, as well as a garden shed and greenhouse. Adjacent to the house is a detached double garage with access to boarded loft for storage, and ample parking in front to park additional cars.

## Location

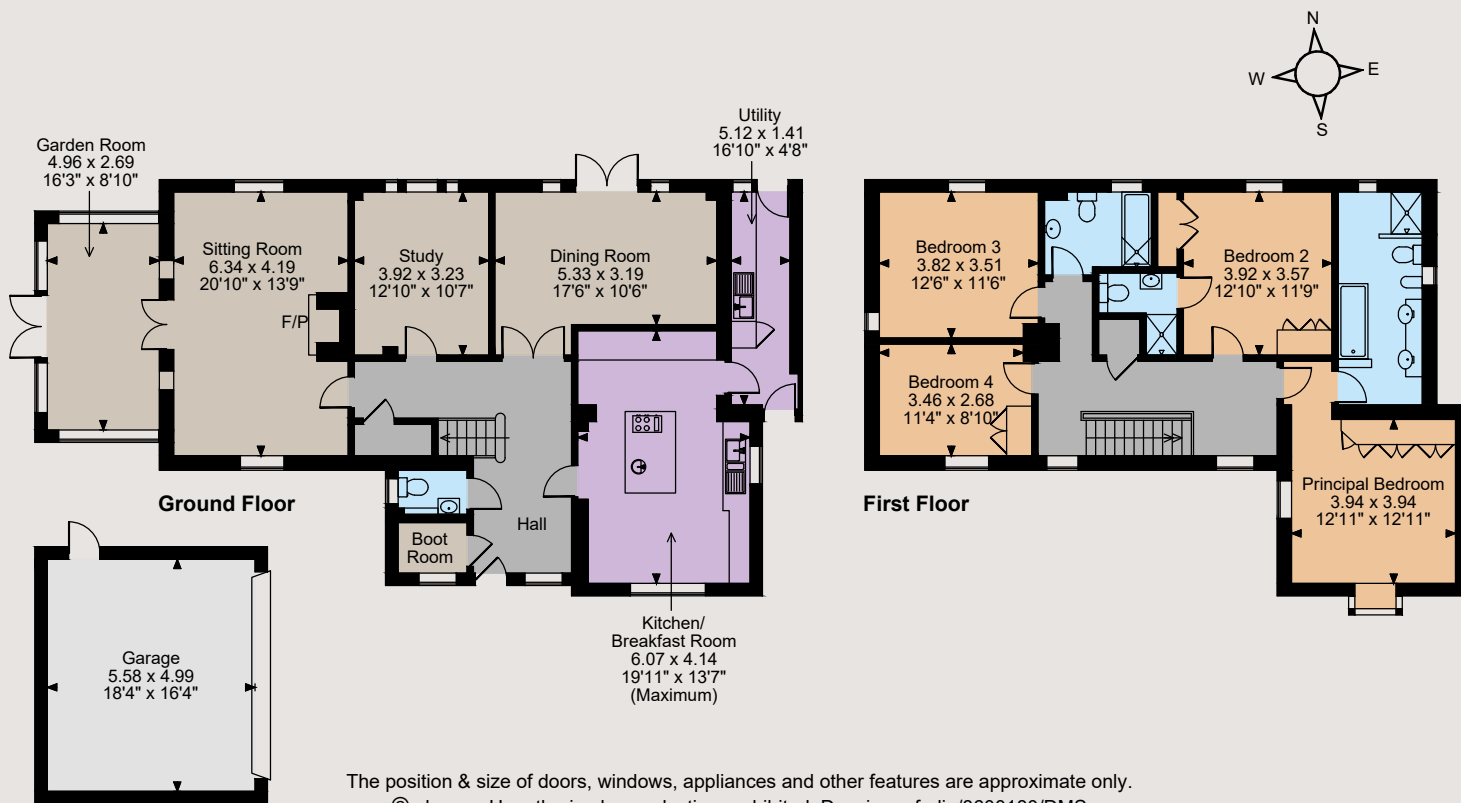
Wick House is situated in the grounds of Northwick Park. The property is approached over a long driveway through the well-maintained grounds which include 35 acres of communal parkland, an outdoor swimming pool, croquet lawn and four tennis courts for use by residents at Northwick Park. Set in an Area 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 2,445 sq ft (227 sq m)  
Garage internal area 300 sq ft (28 sq m)  
Total internal area 2,745 sq ft (255 sq m)



## Directions

From Moreton-in-Marsh take the left turn into the Batsford Road at the northern end of the High Street. Follow this road round a sharp right hand bend and after about 500 yards take the left hand turn signposted to Draycott. Follow this road though the village and take the right turn signed to Paxford. At the T junction turn right and then the left turn signed to Broad 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. Wick House will be found at the end of the lane on the left-hand side.

## General

**Local Authority:** Cotswold District Council

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

**Council Tax:** Band G

**Mobile Coverage/Broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

**Tenure:** Freehold

**Guide Price:** £1,150,000

## Moreton-in-Marsh

Fosse House, High Street GL56 0LH

**01608 650502**

moreton@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars prepared June 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

