



A substantial period farmhouse and separate cottage.

**Manor Farmhouse, Broadwell, Moreton-in-Marsh, Gloucestershire, GL56 0YD**

Guide £2,250,000 Freehold



Manor Farmhouse: entrance hall • drawing room • sitting room • conservatory • office/dining room • kitchen • utility • cloakroom • rear hall • six bedrooms • en suite bathroom • family bathroom • family shower room • two dressing rooms

Manor Farm Barn: entrance hall • sitting room • kitchen • secondary hall • family bathroom • family shower room • four bedrooms •

Formal gardens • vegetable garden • parking • two workshops • home office • log shed • generator shed

In all about 0.72 acres.

Stow-on-the-Wold 1.5 miles,  
Moreton-in-Marsh 4 miles,  
Daylesford Organic 3 miles,  
Kingham Station 5 miles  
(London, Paddington from 80  
mins), Chipping Norton 8 miles,  
Soho Farmhouse 16 miles,  
Cheltenham 20 miles, Oxford  
30 miles (all distances and  
times are approximate)

#### **Situation and Communications**

Broadwell has a broad village green ringed by Cotswold stone cottages, a gentle stream running through the village, a popular inn, and a Norman church. Stow-on-the-Wold, Moreton-in-the-Marsh and Chipping Norton provide a good range of shops and facilities. The larger commercial centres of Cheltenham and Oxford provide a more comprehensive range of shopping, education and cultural facilities.

Road and rail links in the area are excellent with access to the M40 motorway at Oxford (J8) and Banbury (J11) connecting to the larger centres of London and Birmingham. The M5 at Cheltenham (J11) or Tewkesbury (J9) provides access to the West Country.

The mainline station at Kingham gives direct access to London/Paddington in approximately 80 minutes.

Sporting activities include golf at Naunton Downs, Tadmarton, Broadway and Lyneham; racing at Stratford-upon-Avon, Warwick and Cheltenham and polo at Cirencester and Kirtlington.

The Cotswolds' year is packed with events, ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.





### Manor Farmhouse

Manor Farmhouse is a substantial property constructed of natural Cotswold stone dating principally from the 19th century with 12th century origins and a wealth of period features. The entrance hall leads to the well-proportioned drawing room with open fireplace. Adjoining the drawing room is the office/dining room with impressive flagstone floor. The kitchen/dining room is beautifully appointed with a range of recently fitted solid wood cabinets with marble work surfaces, a large island unit and a larder. A four oven Aga is set within a cut stone fire surround. The kitchen has a flagstone floor and a heavily beamed ceiling. The sitting room is fitted with a dressed stone fireplace with stone hearth and mantelpiece. From the kitchen doors lead to the conservatory with doors opening to the formal garden. From the kitchen a door leads to the rear hall with front door and separate door to a cloakroom and utility room.

On the first floor is the principal bedroom with dressing area with cupboards and en suite bathroom with roll top bath and separate shower, three further bedrooms and a bathroom. From the landing, two staircases lead to the

second floor. One leads to playroom/bedroom six off which is a dressing room and store. The second staircase leads to bedroom five, dressing room and shower room.

Approached from the conservatory is the Italianate garden, primarily gravelled with a paved walkway, ornamental pond and fountain, flanked by box and yew hedging and surrounded by stone walling and raised flower and herbaceous borders providing a pleasant sitting area. The principal buildings are arranged around a gravelled courtyard with flood lighting, an old cart shed providing two workshops, and stairs up to a high lofted office with views over the adjoining countryside, lawned trough and vegetable garden.

### Manor Farm Barn

Formerly a calf building, Manor Farm Barn was converted in 1988 and extended in 2014. It is an attractive building constructed mainly of natural Cotswold stone under a steep pitched and tiled and slated roof with four gabled dormer windows and a set of external tallet steps. The property combines stylish and generous accommodation with period features. Manor Farm Barn is currently a successful holiday cottage.





Bedroom One

### General Information

The owner is a consultant of Tayler & Fletcher.

### Local Authority

Cotswold District Council. Tel: 01285 623000. Manor Farm Band G. Manor Farm Barn Band C.

### Services

Manor Farmhouse: Mains electricity and water are connected. Private drainage. Oil-fired central heating. Manor Farm Barn: electric heating. Gigaclear.

### Tenure

Freehold.

### Town and Country Planning

The property lies within the area administered by Cotswold District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

### Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons,

stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

### Directions GL56 OYD

From Stow-on-the-Wold head north on the A429 towards Moreton-in-Marsh, passing Tesco supermarket on the right hand side, do not take the next right hand turn to Broadwell. Proceed to the bottom of the hill and turn right, signed Broadwell. Turn right just before the start of the 30-mph sign. Proceed up the hill and the entrance to Manor Farmhouse is the second turning on the left-hand side.

### Viewing

Strictly by appointment with Savills or Tayler & Fletcher.

### Date of Information

Particulars prepared September 2022. Photographs taken in June 2020 and September 2022.

Bedroom six



Bedroom One En Suite



Bedroom Three





**Manor Farm Barn**



**Manor Farm Barn**

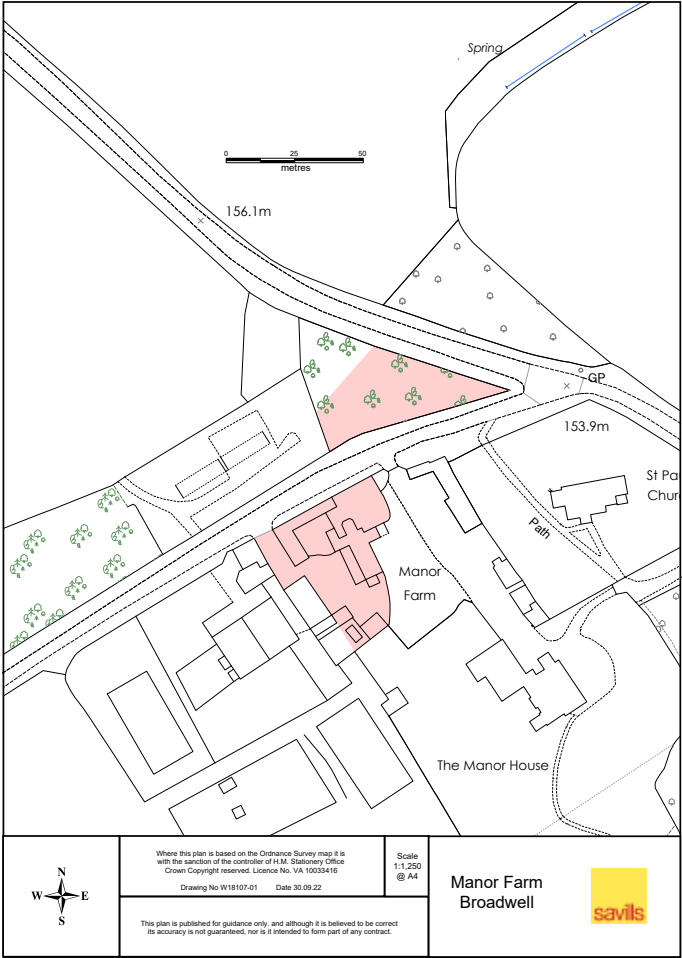


**Manor Farm Barn**



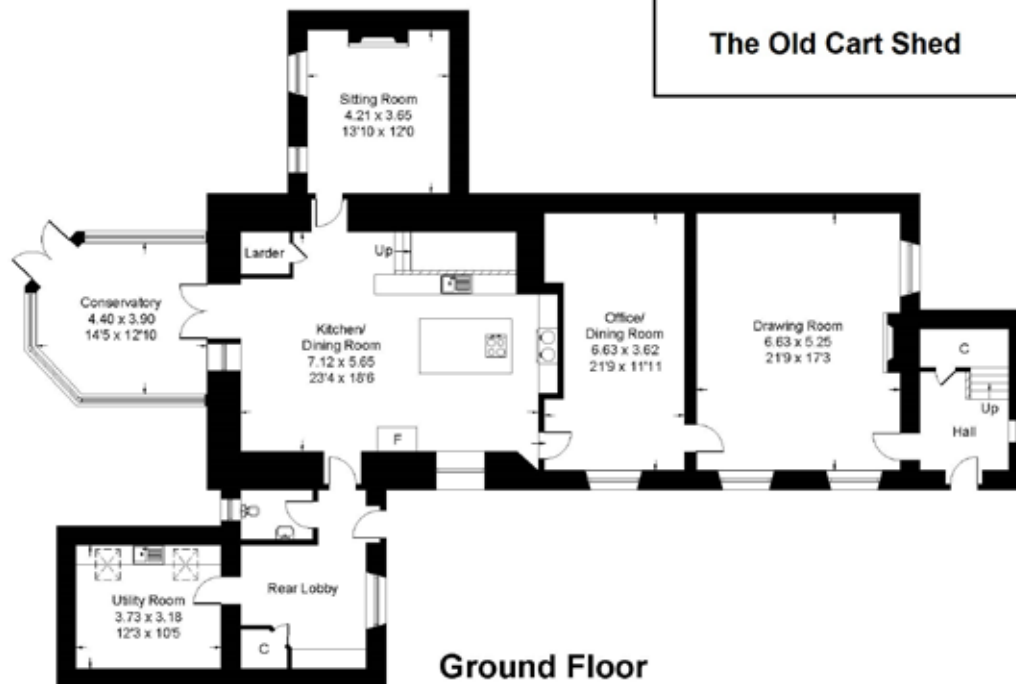
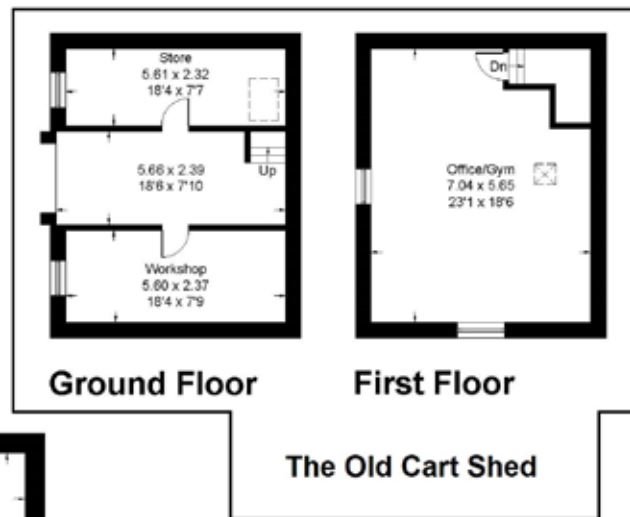


Old Cart Shed



## Manor Farmhouse and The Old Cart Shed

Approximate Gross Internal Area = 494.56 sq m / 5321 sq ft

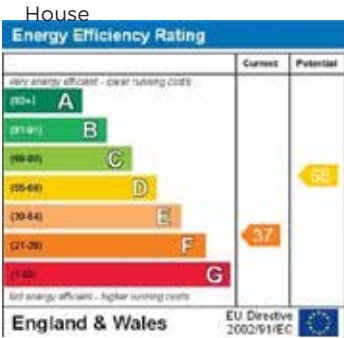
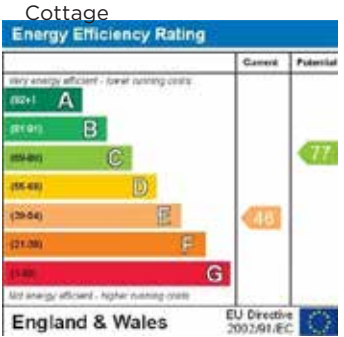
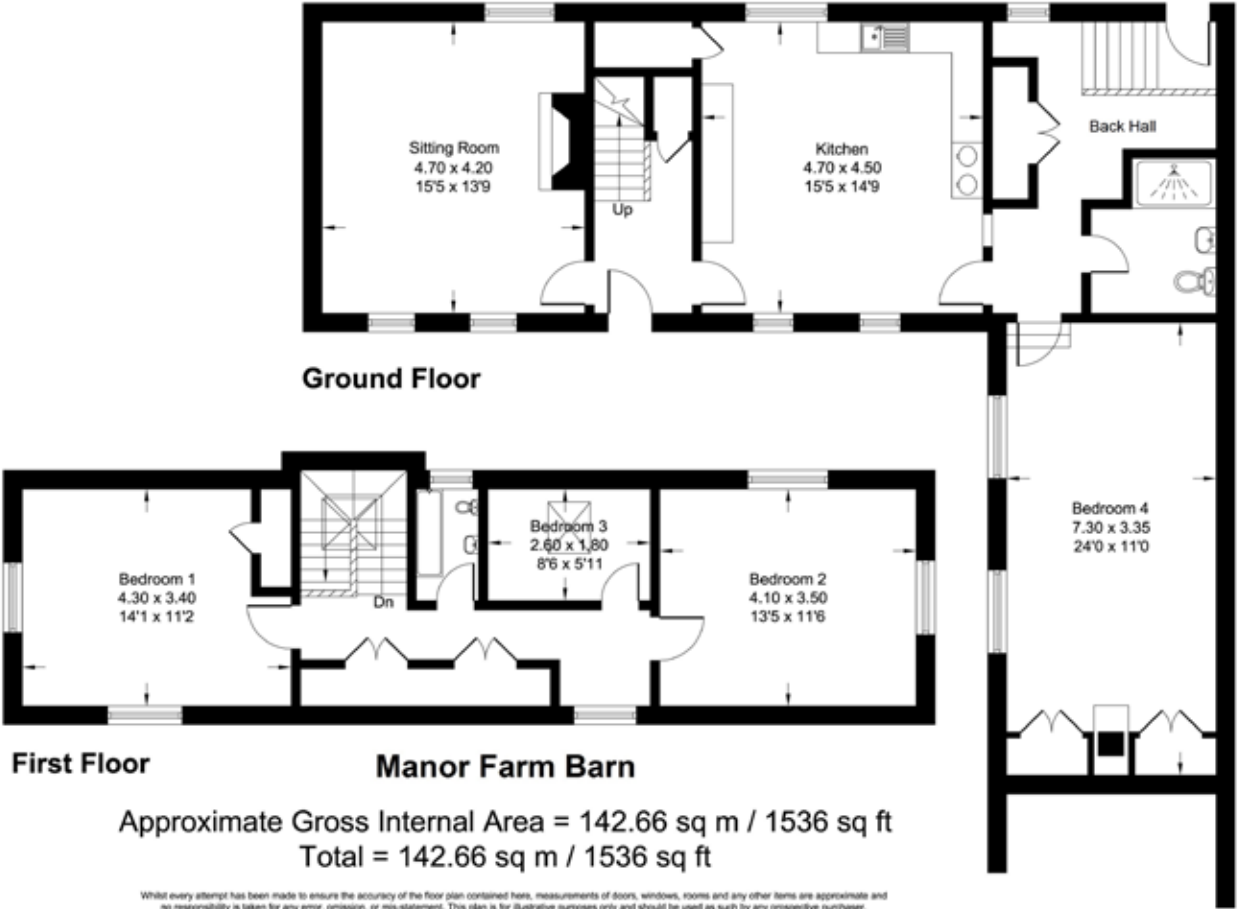


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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