

# The Old Bakery, Broadwell, Gloucestershire

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A beautiful period home with generous garden on the edge of the village.

Summary of accommodation

Main House

Ground Floor - Reception hall | Cloakroom  
Kitchen/breakfast room | Drawing room | Study/Sitting room

First Floor - Principal bedroom suite  
Two further double bedrooms | Bathroom | Shower room

Second floor - Landing area | Two bedrooms | Shower room

Outbuildings

Two stables | Utility/Boot room | Store

Garden and Grounds

Mature gardens with terracing and large parking area

In all about 0.75 acres



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## Situation

Broadwell is an idyllic village just over a mile from Stow-on-the-Wold. The village green provides the focal point of the village and is surrounded by a wonderful array of Cotswold stone homes. The village has a well regarded pub, The Fox Inn, village hall and Church with the renowned Daylesford Organic farm shop and Soho Farmhouse a short drive away.

Day to day facilities can be found in Stow-on-the-Wold and Moreton-in-Marsh including supermarkets, a selection of shops and popular pubs and restaurants. There is good access to a number of regional centres including Cheltenham, Oxford and Stratford upon Avon which offer more extensive facilities.

The property is well located for a wide range of schools including Longborough primary and Kitebrook, Chipping Campden, The Cotswold Academy and many more in Stratford upon Avon, Cheltenham and Oxford.

The property is well located for access to main communication routes, being midway between the M40 and the M5 for easy access to the Midlands, London and the West Country. Kingham and Moreton-in-Marsh both provide a mainline station that runs into Oxford and London Paddington with the fast train to London taking just 76 minutes.

Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf courses at Lyneham, Naunton Downs, Broadway and Burford, rugby at Worcester and Gloucester and a large network of footpaths and bridleways for walking and horse riding.

## Distances

Stow-on-the-Wold 1.5 miles, Moreton-in-Marsh 3 miles, Kingham Station 5 miles (trains to London Paddington from 76 minutes), Chipping Norton 8 miles, Daylesford Farm Shop 3 miles, Soho Farmhouse 14 miles, Cheltenham 20 miles, Oxford 27 miles. (All distances are approximate)



## The Old Bakery

The Old Bakery is an immaculately presented period home with well-proportioned accommodation situated on the edge of the village. The property has undergone extensive renovation works during the current ownership and is now presented beautifully with no onward chain.

The property provides fantastic living accommodation across three floors. A light entrance hall welcomes you into the property with a large kitchen breakfast room off. The kitchen offers a bespoke kitchen with island and fitted appliances, triple aspect and doors leading onto the perfect terrace for morning coffee. The generous drawing room benefits from a wonderful fireplace with dual aspect and the rear hall leads on to the cloakroom and second reception room which could have a number of uses.

A light landing on the first floor leads on to three double bedrooms including a principal suite with impressive en suite and vaulted ceiling. A bathroom and shower room are on hand to service the second and third bedroom.

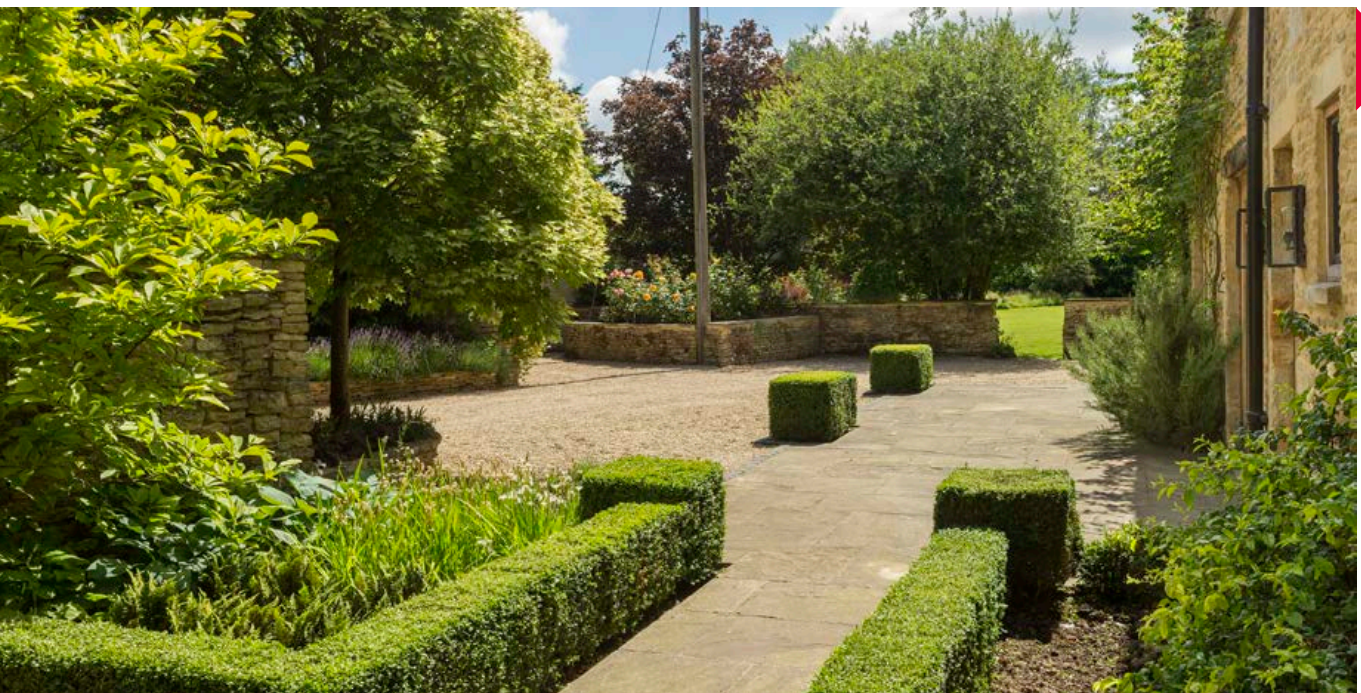
The accommodation continues to impress on the second floor with a large landing area which might be a useful study or play area for children, two bedrooms and a shower room.



Approximate Gross Internal Floor Area  
House: 327 sq m / 3,520 sq ft  
Outbuildings: 54 sq m / 582 sq ft  
Total: 381 sq m / 4,102 sq ft  
inc. restricted head height



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.



## Garden and Grounds

The Old Bakery is approached over a gravelled drive through double gates where a large parking area is on hand with outbuildings which include a covered store / car port area with utility / boot room and two stables. The garden is mainly laid to lawn with a range of mature trees, shrubs and borders. The property extends to approximately 0.75 acres.









## Property information

**Tenure:** Freehold.

**Listing:** Grade II listed.

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Local authority:** Cotswold District Council. Telephone: 01285 623 000.

**Council Tax Band:** G

**Postcode:** GL56 0TW

**What3words:** pulses.unsigned.press

## Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.



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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Particulars dated April 2023. Photographs and videos dated March 2023.

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