

Roses Cottage, Broadwell, Gloucestershire



A double fronted period home with annexe overlooking the village green.

Summary of accommodation

Ground Floor - Sitting room | Kitchen/dining room | Utility room

First Floor - Sitting room | Bedroom | Bathroom

Second Floor - Principal bedroom with en suite dressing room and shower room

Annexe - Sitting room | Kitchen/dining room | Bedroom | Bathroom

Garden and grounds - Drive | Garage | Carport | Garden | Shepherds hut
Greenhouse

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 4 miles, Soho Farmhouse 14 miles, Cheltenham 20 miles, Oxford 27 miles.

(Distances and time approximate).



2+1



2+1



2+1



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Location

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 Gloucester and a large network of footpaths and bridleways for walking and horse riding.

Roses Cottage

Roses Cottage is a beautiful period home positioned in the heart of the village, overlooking the wonderful village green. The property offers versatile accommodation with the benefit of off-road parking and a stunning mature garden.

The accommodation in the main house offers an entrance porch, drawing room with glorious fireplace with woodburning stove, kitchen breakfast room with a range of fitted units and space to dine and a large utility /bootroom with downstairs wc.

On the first floor a light and spacious sitting room is on hand along with a double bedroom and a bathroom with the principal bedroom positioned on the floor above which includes bedroom, dressing room and en suite. It is worth noting that the sitting room on the first floor was once a generous double bedroom which could be reinstated if required.

The annexe which adjoins the main cottage is a fantastic space which offers a kitchen breakfast room, sitting room and a double bedroom with en suite on the first floor. The arrangement of the main house and annexe does lend itself well if a purchaser would like to link the two together internally to provide one larger home.







Garden and Grounds

The property is approached through timber gates with a drive leading up to the garaging which includes an open fronted space and an enclosed garage. A wonderful shepherds hut sits alongside the garage with power connected and has been used well as an office space for the current owners. The gardens are very impressive with a range of mature trees, shrubs and beds. A well placed pergola offers just the right space to enjoy views across the garden and over the village green on a warm sunny day. A small pond and green house are also on hand.





Property Information

Tenure: Freehold.

Services: The property benefits from mains water, electricity and drainage with oil fired central heating and BT broadband.

Local Authority & Council Tax Band: Cotswold District Council. Telephone 01285 623 000. Council Tax band - F

Postcode: GL56 0UF

What3words: ///colonies.meatball.skidding

Viewing

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



Approximate Gross Internal Floor Area

Main House: 211.2 sq m / 2,273 sq ft

Outbuildings: 23.9 sq m / 257 sq ft (Excluding Carport)

Total: 235.1 sq m / 2,530 sq ft

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.



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I would be delighted to tell you more

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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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Particulars dated May 2024. Photographs and videos dated May 2024.

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