

BROAD MEAD, TODDINGTON



DETACHED STONE HOUSE WITH FAR REACHING VIEWS

Winchcombe 3.7 miles • Broadway 5 miles • M5 J9 (N & S) 9 miles •
Cheltenham 10 miles • Stow-on-the-Wold 10 miles • Kingham railway
station 15 miles • Oxford 40 miles • Birmingham 40 miles •

Distances approximate.



4



4



2

EPC

B

Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold



LOCATION

Set between the thriving market town of Winchcombe to the south and the idyllic Cotswold town of Broadway to the north, the popular semi-rural village of Toddington sits at the foot of the Cotswold escarpment with far reaching views. Surrounded by beautiful countryside, the village comprises a blend of pretty honey coloured stone cottages, farms and family houses and enjoys amenities to include a village shop and off-licence and an excellent public house, the Pheasant. The village is on the Gloucestershire Warwickshire Railway which runs from Cheltenham Racecourse to Broadway with a station at Toddington. Education in the area is excellent with Isbourne Primary School at Didbrook 1 mile away and a nursery in the village. Secondary education is outstanding with the Cotswold Academy in Bourton-on-the-Water, Chipping Campden School, and Winchcombe School. Pates Grammar School and numerous private schools can be found nearby.







PROPERTY

Broad Mead, Harrington Grounds is an exclusive and beautifully crafted Cotswold stone residence, positioned within an intimate gated enclave of just six bespoke homes. Completed in 2022, the house offers 3,110 sq ft of elegant, contemporary living, complemented by a 249 sq ft garage. The property is offered with no onward chain and benefits from the balance of a 10-year LABC guarantee.

Designed to maximise light and outlook, Broad Mead enjoys far reaching views across open fields to the Cotswold hills, creating a serene setting rarely found within such a select development.

The impressive kitchen/breakfast/dining room forms the heart of the home—a stunning, south facing space with expansive glazed doors opening directly onto the garden. Beautifully appointed bespoke cabinetry is paired with high end integrated appliances, including a double oven, hob, dishwasher, American style fridge/freezer, Quooker hot tap and dual zone wine cooler. Karndean flooring with underfloor heating enhances the sense of comfort and quality throughout the ground floor.

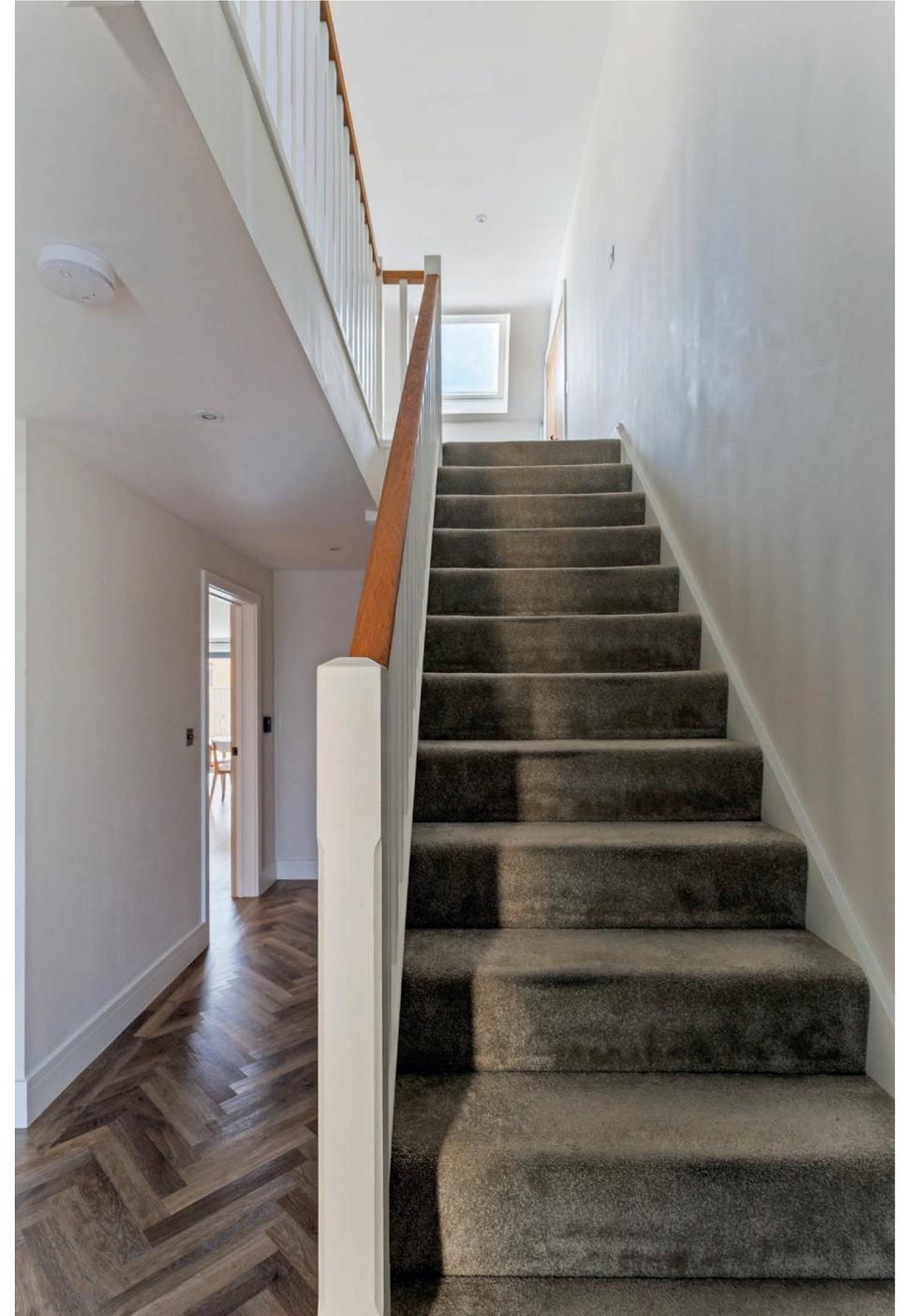






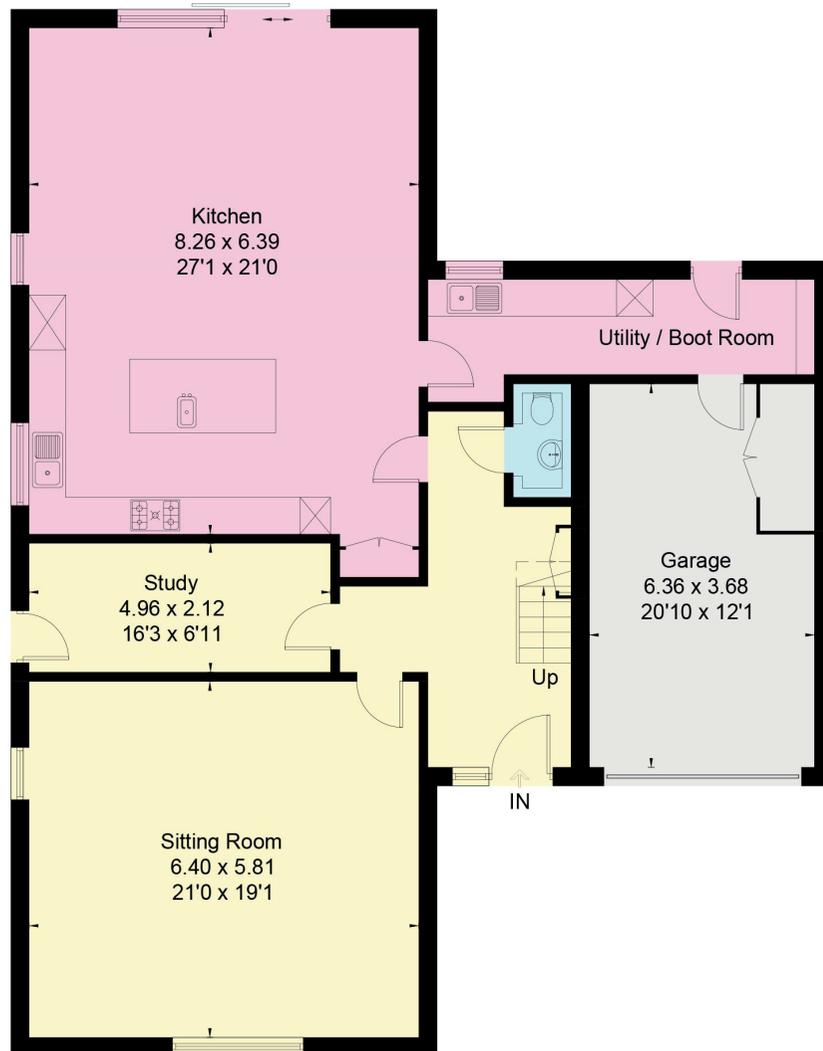
PROPERTY

A generous utility/boot room provides excellent additional storage and practical space for laundry appliances. The elegant sitting room enjoys an uninterrupted outlook to neighbouring fields, while a separate study offers an ideal home office or flexible family room. Upstairs, all bedrooms benefit from luxuriously finished en suite bath or shower rooms, each designed with individual detail and premium fittings. The main bedroom is beautifully light and south facing, while two further bedrooms take in the hill views. Outside, the property is approached via a gravelled drive with landscaped frontage. A side gate leads to the private, enclosed rear garden and the south facing terrace provides an ideal setting for outdoor family dining, overlooking a level lawn. The front of the property borders open countryside designated as AONB. Maintenance of the main driveway is shared between the six homes, ensures the development remains within control of the residents.

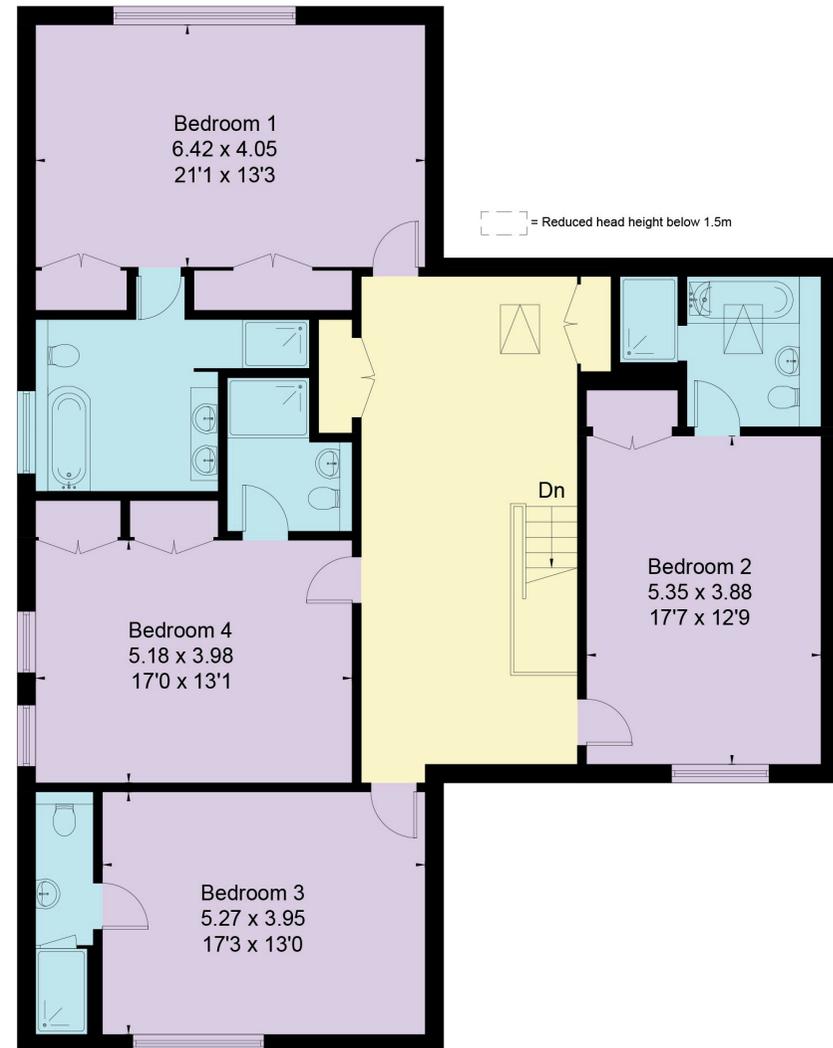




Approximate Floor Area = 288.9 sq m / 3110 sq ft
Garage = 23.1 sq m / 249 sq ft
Total = 312.0 sq m / 3359 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Helen Waddilove

01451 600617

helen.waddilove@knightfrank.com

Knight Frank Stow-on-the-Wold

Brett House, Park Street, Stow-on-the-Wold

GL54 1AG

knightfrank.co.uk

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