



Broomhall

Barton-on-the-Heath, Nr Moreton-in-Marsh, Gloucestershire

A handsome modern village house

A spacious contemporary home with a double garage with annexe above set in gardens and paddock extending to 3.5 acres



3 RECEPTION ROOMS



4/5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



3.5 ACRES



FREEHOLD



VILLAGE



3368 - 4109 SQ FT



**GUIDE PRICE
£2,500,000**



The property

Broomhall is a spacious and versatile family home situated in an enviable position on the edge of the village. The house was constructed in 2000 by renowned local developer Simon Hood in Cotswold stone beneath a slate roof and provides superbly presented accommodation set out over two floors.

The front door opens into the welcoming entrance hall with a large coat cupboard. The hub of the house is the spacious and light-filled kitchen which is fitted with an extensive range of cabinets with a gas-fuelled Aga and integrated appliances. A substantial island provides extra preparation and storage space. The kitchen can accommodate a large table and chairs (comfortably seating 10 people). Across the hall is a well-appointed utility room with a door to the garden. There is a wonderful dual aspect drawing room with a fireplace. There is a garden room, off the kitchen, which has a vaulted ceiling and fireplace with a wood burning stove. Double doors lead to the garden. The dining room is panelled and currently used as a study.

There are 4 bedrooms on the first floor, accessed from a spacious landing. The main bedroom suite comprises an elegant bathroom, with a lavatory, bidet, two basins and a large separate walk-in shower. The fourth bedroom, is currently used as a dressing room, with fitted cupboards. There are two further double bedrooms, again with fitted cupboards, one of which has its own shower room, basin and wc. The other double bedroom has the use of a family bathroom.







Outside

The property is approached through a timber gate to a parking area in front of the garage which is large enough for 2 cars. The gardens are a feature of the property and have been designed to create a number of 'rooms' divided by the clever use of hedging. The gardens are mature with areas of level lawn, well-stocked beds and specimen trees. There is a parterre with well-maintained box hedging.

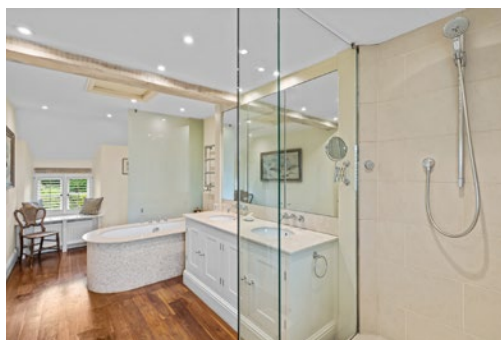
Above the double garage is a 5th bedroom, with shower room and wc. The paddock (in all about 3 acres) is directly opposite the house across a small private lane, which is ideal for grazing animals and protecting the view from the property.

Location

Barton-on-the-Heath is close to the thriving and well served market town of Moreton-in-Marsh with a hospital, dentist, two doctors surgeries, library, and a wide range of specialist shops as well as shops providing for everyday needs.

Trains run to London Paddington from Moreton-in-Marsh taking from 90 minutes. The house is 6 miles from Daylesford Organic and 14 miles from Soho Farmhouse at Great Tew. There is access to the M40 (Junctions 8, 9, 10 and 11) providing easy access to London, Heathrow Airport and the Midlands.

There are an abundance of fine walks and bridleways and many fine houses and gardens to visit across the region. Golf courses at Naunton Downs, Chipping Norton, Burford and Broadway. National Hunt Racing at Stratford-upon-Avon and Cheltenham.



Distances

- Moreton-in-Marsh 1.6 miles
- Stow-on-the-Wold 8.4 miles
- Chipping Norton 6.4 miles
- Oxford 33 miles

Nearby Stations

- Moreton-in-Marsh 1.6 miles
- Kingham 8.6 miles

Key Locations

- Daylesford Organic
- Soho Farmhouse
- Royal Shakespeare Company

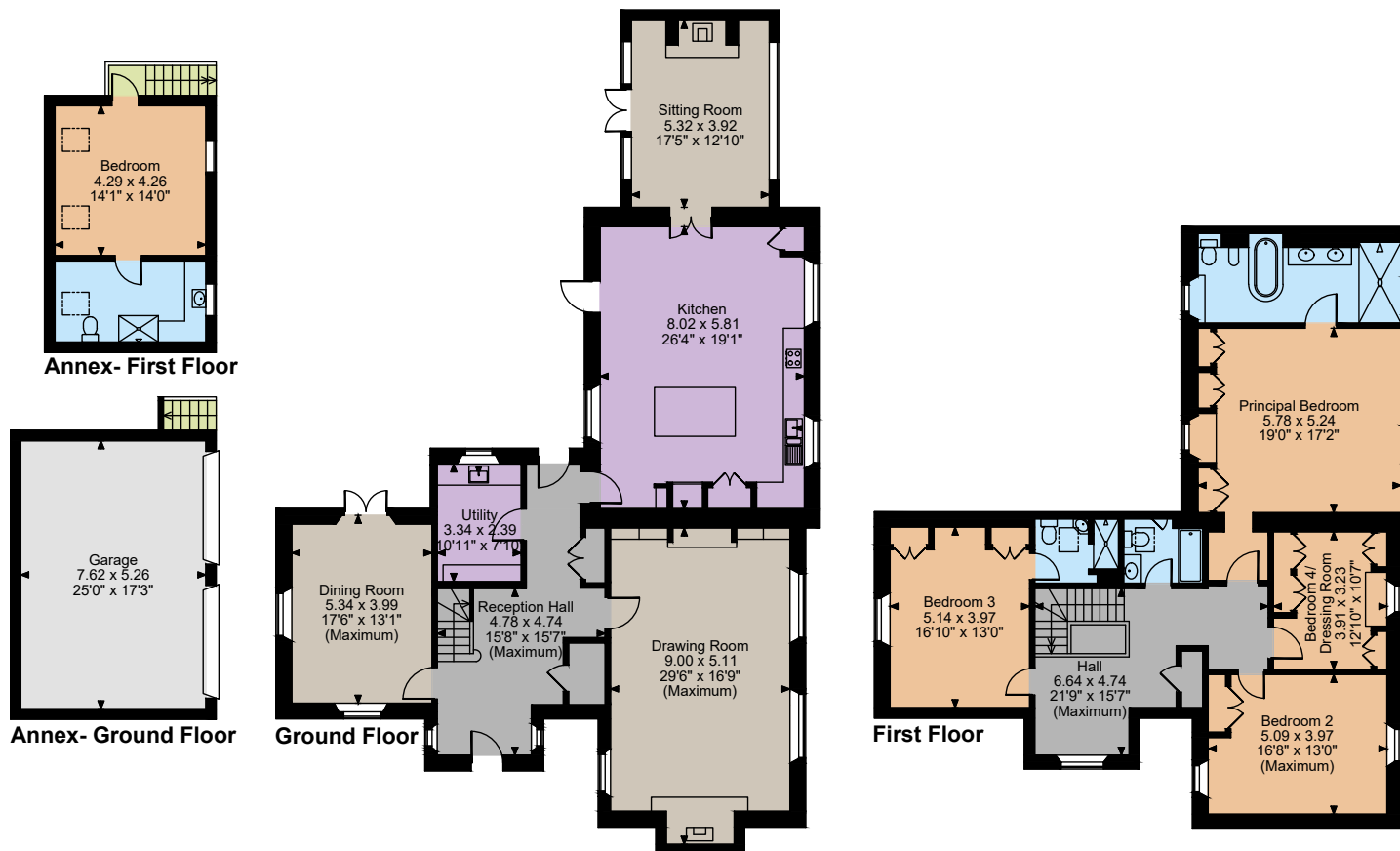
Nearby Schools

- Kitebrook Preparatory School
- Tudor Hall School
- Bloxham School
- Chipping Campden School









The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 3368 sq ft (313 sq m)
Garage internal area 431 sq ft (40 sq m)
Annexe internal area 310 sq ft (29 sq m)
Total internal area 4109 sq ft (382 sq m)
For identification purposes only.

Directions

GL56 0PL

From Chipping Norton take the A44 west. After about 6 miles turn right signposted Barton/ Long Compton. Continue into Barton-on- the-Heath. Pass the village green on your right. Continue for about 100 metres to a crossroads and turn left down a private road. The property will be found after a short distance on the left.

what3words: ///occupations.duration.rainfall

General

Local Authority: Stratford District Council

Services: Mains water, drainage and electricity. LPG central heating and hot water. Solar panels for electricity.

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

Council Tax: Band H

EPC Rating: E

Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

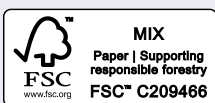
Moreton-in-Marsh

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