



Pig & Whistle, Hidcote Boyce

Nr Chipping Campden, Gloucestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive contemporary home

A large family house with far reaching countryside views standing in glorious garden and grounds extending to 1.5 acres



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE CARPORT AND WORKSHOP



1.5 ACRES



FREEHOLD



RURAL/VILLAGE



3147 - 3581 SQ FT



**GUIDE PRICE
£2,200,000**



The property

Pig & Whistle is a stunning contemporary home built in 2006 by the current owners on the site of the former village pub. Built of local Cotswold stone, the property has far reaching views over its garden and the surrounding countryside and has an excellent balance of light and airy accommodation arranged over three floors. The front door opens into an impressive dining/reception hall with a staircase to a galleried landing. Off the hall is a fully fitted kitchen/breakfast room with French doors into the garden and steps down into a sitting room. A short passage from the hall leads through a study area to a drawing room with vaulted ceiling and French doors into the garden.

Stairs rise from the hall to the galleried landing off which is the principal bedroom with large en-suite bathroom. There are two further double bedrooms and a family bathroom. Stairs rise to the second floor with two more bedrooms and another bathroom.

Outside

One of the features of Pig & Whistle, are the glorious gardens that the owners have created during their ownership. At the front of the house is a large border, full of colour and a wide variety of plants. The garden to the rear is predominately lawned with further extensively planted borders. Beyond the lawned area is a wild garden and orchard which includes a tarmacked play area. Beside the house is a double garage with workshop.







Location

Pig & Whistle is situated on the edge of the pretty North Cotswold village of Hidcote Boyce and has fantastic views towards the Malvern Hills. The pretty Cotswold market town of Chipping Campden lies only 3 miles away, where there is a good range of shops catering for most everyday needs including a library, schools, church and a doctor's surgery. Moreton-in-Marsh is to the south and offers similar amenities including supermarkets. There is the popular pub The Ebrington Arms in the village of Ebrington. In addition, the property is within the catchment area of the renowned Secondary School in Chipping Campden. The cultural centres of Cheltenham, Oxford and Stratford-upon-Avon provide more extensive shopping, recreational and educational facilities. Frequent and direct rail services run from Moreton-in-Marsh, just 9 miles away, to London Paddington, taking approximately 93 minutes. Alternatively, the Chiltern line to both Birmingham and London can be accessed from Banbury. Both the M40 and M5 motorways are within easy reach through a network of

decent roads. The surrounding countryside offers some very enjoyable walks including the beautiful gardens at the National Trust Hidcote Manor. Sporting opportunities include National Hunt racing at Cheltenham and Worcester, golf at Broadway as well as numerous other courses in the vicinity.



Distances

- Chipping Campden 3.1 miles
- Broadway 7.5 miles
- Stratford-upon-Avon 11 miles

Nearby Station

- Moreton-in-Marsh 9 miles

Key Locations

- Broadway Golf Club
- Hidcote and Kiftsgate gardens
- Vegetable Matters

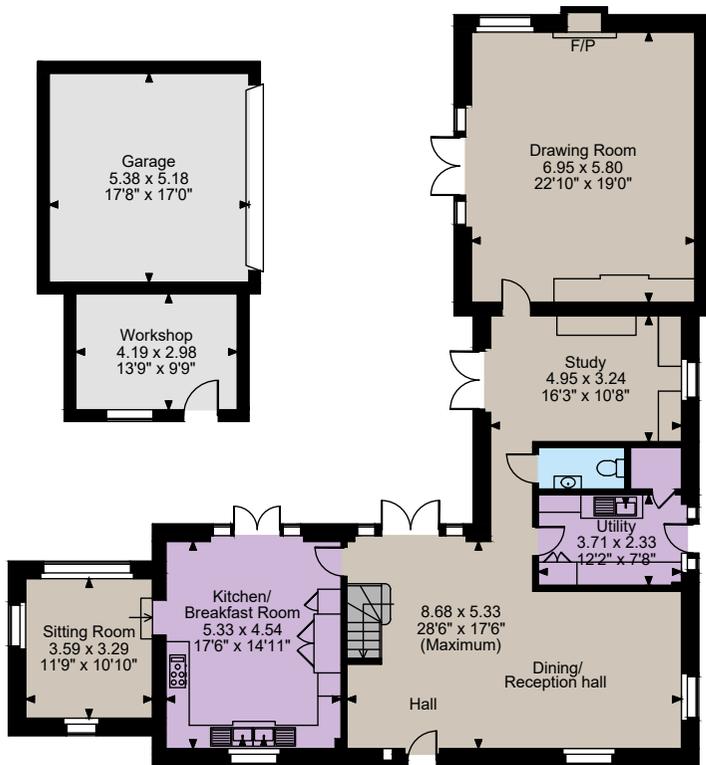
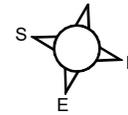
Nearby Schools

- Kitebrook House
- The Croft
- Chipping Campden Secondary School
- Stratford and Warwick Schools

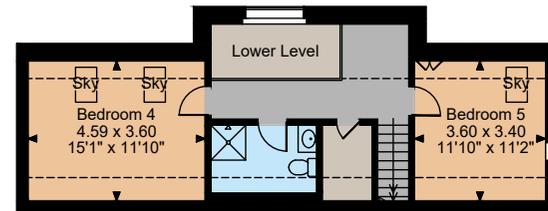




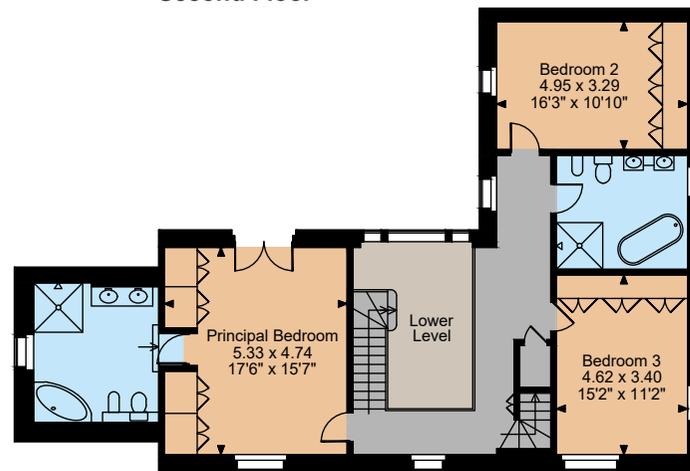




Ground Floor



Second Floor



First Floor

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

☐☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 3,147 sq ft (292 sq m)

Garage internal area 300 sq ft (28 sq m)

Workshop internal area 134 sq ft (12 sq m)

Total internal area 3,581 sq ft (333 sq m)

For identification purposes only.

Directions

GL55 6LT

From Ebrington take the right-hand turn on the sharp left-hand bend signed to Hidcote. Continue for approximately 2 miles and Pig & Whistle can be found on the left hand side.

what3words: ///sober.slab.sparrows

General

Local Authority: Cotswold District Council (01285 623 000)

Services: Mains water, electricity, private drainage and LPG central heating.

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

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: Certain fixtures and fittings such as the fitted carpets, curtains/blinds, light fittings, furniture and garden equipment are specifically excluded from the sale but may be available by separate negotiation.

Right of way: There is a footpath that runs along the side of the property which is screened by a hedge.

Moreton-in-Marsh

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