



Hill Farm, Sezincote, Nr Moreton-in-Marsh  
Gloucestershire

For the finer things in property.

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& PARKER**

BNP PARIBAS GROUP

# Hill Farm, Sezincote, Nr Moreton-in-Marsh, Gloucestershire, GL56 9TB

A compact equestrian property with house, bungalow and stables set in about 18.5 acres.

Moreton-in-Marsh 4 miles, Stow-on-the-Wold 4 miles, Kingham Station 10 miles, Cheltenham 25 miles, Oxford 32 miles,

**The House:** 2 Reception rooms | Kitchen/breakfast room | Conservatory | Utility room WC | Bathroom | 4 Bedroom suites | Garden EPC rating D

**Bungalow:** 2 Reception rooms | Kitchen Conservatory | 2 Bedrooms | Bathroom EPC rating E

**Extensive outbuildings:** 9 Stables | Tractor shed and stores | Tack room | Indoor school Paddocks and woodland

In all about 18.5 acres

## The property

Hill Farm is a compact equestrian property set in the north Cotswolds between Stow-on-the-Wold and Broadway. Set in 18.5 acres the property comprises a comfortable, stonebuilt modern house, two bedroom bungalow, stables and indoor school.

The well presented house comprises two reception rooms, a well fitted kitchen/breakfast room, conservatory, WC and utility room. There is a large bedroom suite on the ground floor as well as a separate bathroom. On the first floor, there is a large landing off which are three further double bedroom suites.

The bungalow is set to one side of the property and comprises two reception rooms, kitchen, conservatory, two bedrooms and a bathroom. The property is suitable for a dependant relative, groom or to generate an income.

## Outside

Standing in just over 18 acres, the property has a variety of buildings which include nine stables, divided into two blocks, a tack room, indoor school (which requires some work to the surface), a Dutch barn, tractor shed and useful stores.

To the north and east of the buildings are the 4 main paddocks which extend to about 14 acres. A belt of woodland runs around two sides of the property. There are further areas of grass opposite the stables and beside the indoor school.





## Location

Hill Farm is situated in a rural location close to the attractive village of Longborough in the heart of the rolling north Cotswolds hills, an area renowned for its charm and many picturesque villages. Within the village there is a church, primary school, village hall and shop. Hill Farm is conveniently situated for many local centres, including Cheltenham, Cirencester, Oxford and Stratford-upon-Avon, whilst everyday shopping facilities are available in Stow-on-the-Wold and Moreton-in-Marsh. Regular train services run from Moreton-in-Marsh to London Paddington from 92 minutes and from Kingham station from 78 minutes.











# Hill Farm

Total Area (7.47 ha / 18.47 ac)

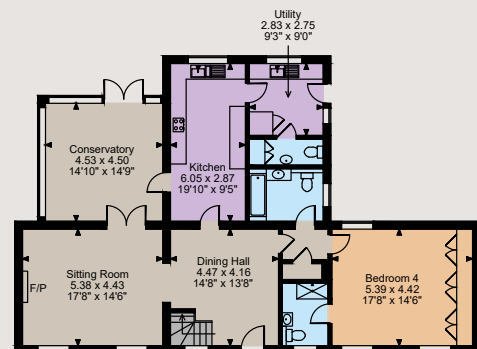
This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

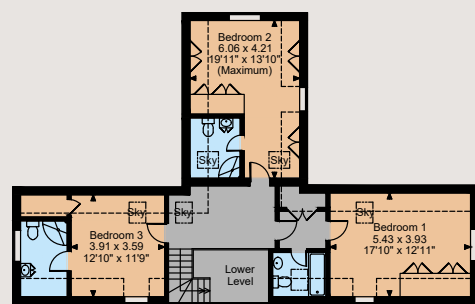
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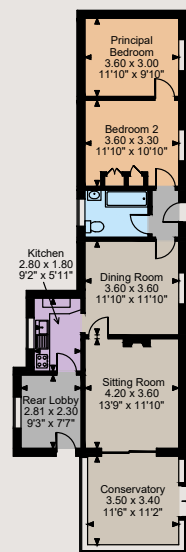
Hill Farm, Sezincote, Moreton-in-Marsh  
 Main House internal area 2,159 sq ft (201 sq m)  
 Bungalow internal area 906 sq ft (84 sq m)  
 Stables, Store and Tack Room internal area 2,222 sq ft (206 sq m)  
 Barn internal area 1,076 sq ft (100 sq m)  
 Total internal area 6,363 sq ft (591 sq m).



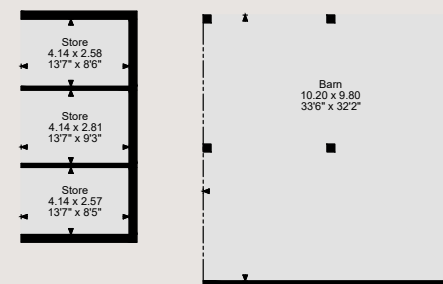
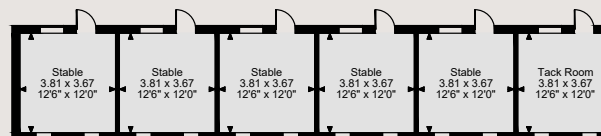
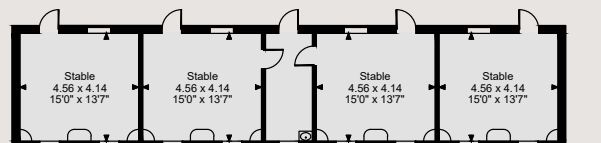
Ground Floor



First Floor



Bungalow



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

--- Denotes restricted head height

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## Directions

From Stow-on-the-Wold take A424 north west towards Broadway. After the Longborough turnings, the entrance to Hill Farm will be found on the right-hand side after about 1.5 miles.

## General

**Local Authority:** Cotswold District Council

Tel: 01285 623000

**Services:** Mains water and electricity. Private drainage and oil-fired central heating. House LPG central heating. Bungalow mains gas.

**Mobile Coverage/Broadband:** Information can be found here:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Council Tax:** House Band G. Bungalow Band D

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale.

**Rights of way, wayleaves and easements:** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £1,595,000

## Moreton-in-Marsh

Fosse House, High Street GL56 0LH

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