



BROADMERE

NETHER WESTCOTE, CHIPPING NORTON, OX7 6SD

PENNY &
SINCLAIR

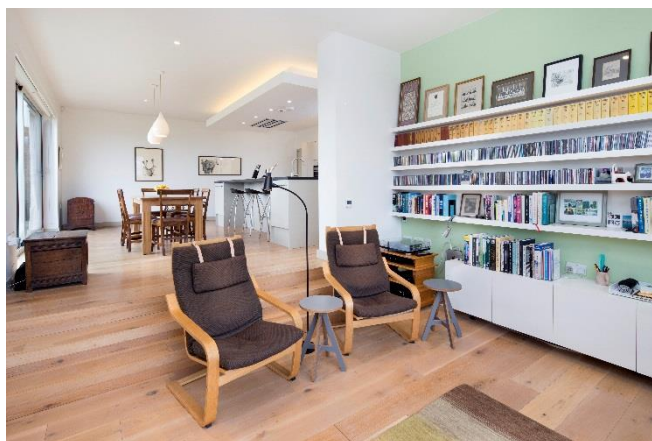
BROADMERE

NETHER WESTCOTE, CHIPPING NORTON, OX7 6SD

A unique, architect-designed, light-filled and uplifting five-six-bedroom modern, detached family home. Completed five years ago to a very high specification, it offers 21st-century living standards in an idyllic position on the edge of Nether Westcote with outstanding, far-reaching views across the Cotswolds

Modern, architect-designed house • Impressive, light entrance hall with bespoke staircase • Generous reception rooms • Well-appointed kitchen/dining room • Master bedroom with luxury ensuite bathroom • Sustainable design with low carbon footprint • Gardens and paddock, totalling about 1.25 acres • Concealed double garage and ample private parking • Outstanding Cotswold views in all directions

Kingham (main line to London-Paddington) 4 miles / Bourton-on-the-Water 5 miles / Stow-on-the-Wold 5 miles / Burford 6 miles / Chipping Norton 8 miles / Charlbury (main line to London-Paddington) 12 miles / Witney 14 miles / Cirencester & Cheltenham 22 miles / Oxford 25.5 miles / Stratford-upon-Avon 26 miles





Situated in an elevated position on the eastern edge of Nether Westcote with outstanding views across the Cotswolds, and surrounded by open fields, Broadmere is a striking and unique, architect-designed, modern, detached, five/six bedroom family home providing excellent accommodation (2,798 sq ft) over two floors. Commissioned by the current owners, Adrian James Architects in Oxford undertook the design to replace the original, semi-derelict 1950s house. The brief was to create: a modern, light-filled and uplifting home achieving 21st century living standards, with the flexibility to meet a family's lifetime needs; an inspirational house, sympathetic to its beautiful setting; as well as a new building that is an exemplar of sustainability with a very low carbon footprint. All of which have been achieved. Construction started in November 2011 and was completed eleven months later.

On entry through the wide oak front door, the hallway beyond is light and welcoming, with a stunning bespoke glass and wood suspended staircase. To the front is a spacious and well-appointed kitchen-dining room with glass double doors to the side and views eastwards across fields. It is fitted with bespoke wall and floor units, Welsh slate worktop, and integrated Neff appliances. Steps down lead to a music room/family room, also with double doors to the front garden. Off the kitchen, the utility room has space for a washing machine, drier and fridge-freezer, and is fitted with wall and floor units. The light-filled sitting room to the rear provides the hub of the house. With shelves along one wall, incorporating doors to hide the TV, the highlight are the large floor-to-ceiling doors opening to the south-facing garden and a fresco, terraced seating areas. Shade is provided by a timber *brise soleil* above. Also on the ground floor are two double bedrooms, both with glass doors to the garden; a shower room; and the plant room with access to the rear garden.

Off the light and airy first floor landing are a further three-four double bedrooms. One is currently used as a study. Adjacent is the smallest bedroom with roof storage above. On the eastside are the two main bedrooms, both with dual aspects. Bedroom two has ample built-in wardrobes, and glass doors open to a mini 'Juliet balcony' overlooking the rear garden. Linked to it is a 'Jack & Jill' shower room also accessed from the landing. Located to the front of the house, the master bedroom suite has glass doors opening onto a balcony with beautiful north-easterly views and ample storage. Adjacent is a luxurious ensuite bath / shower room.

Outside, the house is approached via a gravelled driveway, with a semi-sunken double garage concealed beneath the front lawn, and parking for several cars. Gardens surround the house, laid mainly to lawn, with mature and newly planted trees, shrubs and hedges. To the rear is a sunken paved terrace area with steps and gravelled pathway leading down the garden to a bespoke, stone-built shed designed with the house, and lean-to greenhouse. Beyond is the kitchen garden, with access to the paddock beyond, in all amounting to about 1.25 acres.



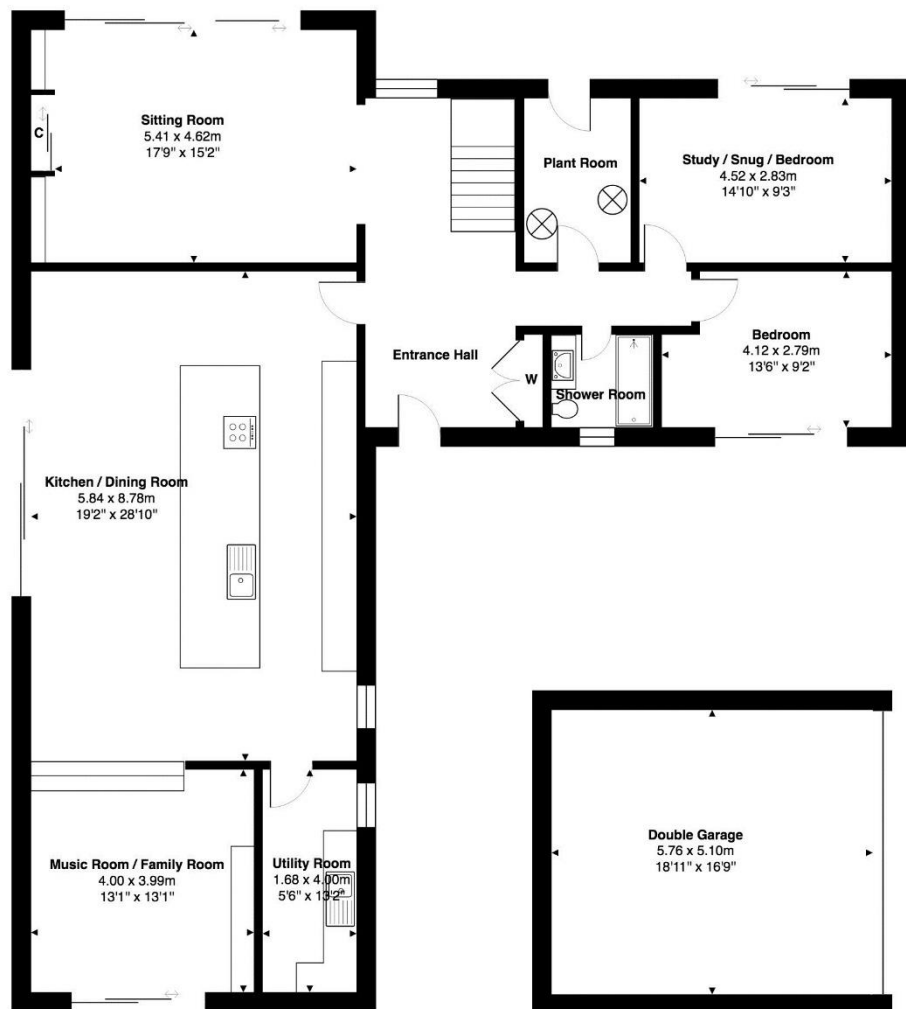


SITUATION

Nestled just south-east of Stow on the Wold, Nether Westcote is a picturesque Cotswold village within the Cotswold Area of Outstanding Natural Beauty (AONB). Situated in an elevated position surrounded by rolling countryside with panoramic views north-east to Chipping Norton, the village is closely linked to neighbouring Church Westcote, where the community church is located along with the Westcote village hall.

Nether Westcote is close to Kingham train station, where trains to London and Oxford leave regularly (with Hereford in the other direction). There are also extensive shopping facilities, and leisure and cultural amenities in Stow-on-the-Wold, Burford, Chipping Norton, Witney, Cirencester, Cheltenham, Oxford and Stratford-upon-Avon. These centres are all within easy reach and provide access to excellent independent and state schools, Nether Westcote being in the catchment area for the outstanding Cotswold School in Bourton-on-the-Water.

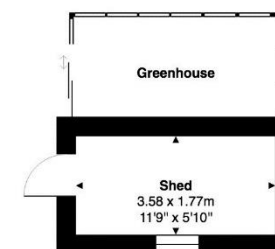




Ground Floor



1st Floor



Total Area: 260.0 m² ... 2798 ft² (excluding balcony, outbuilding, greenhouse & garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk



DIRECTIONS (OX7 6SD): From Burford take the A424 towards Stow-on-the-Wold. Continue for just over 5 miles and take the right turn signposted to Nether Westcote and The Feathered Nest Country Inn. Proceed into the village, and turn right at the T-junction. Broadmere is on the right – the last house on the southern side of the road leading to Idbury.

TENURE & POSSESSION: The property is freehold and offers vacant possession on completion.

FIXTURES & FITTINGS: Certain items may be available by separate negotiation with Penny & Sinclair.

SERVICES: Mains electricity and water are connected. Drainage is to an on-site Klargester BioDisc sewage treatment plant located to the front of the house. Solar PV panels and air source heat pumps provide space heating and hot water, with underfloor heating throughout the ground floor and radiators on the first floor.

LOCAL AUTHORITY: Cotswold District Council - Council Tax Band: G

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair

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