

# The Martins

Broadwell, Gloucestershire





# A stunning period home presented beautifully with countryside views.

Stow-on-the-Wold 1.5 miles, Moreton-in-Marsh 3 miles, Kingham Station 5 miles (trains to London Paddington from 76 minutes), Chipping Norton 8 miles, Daylesford Farm Shop 4 miles, Soho Farmhouse 14 miles, Cheltenham 20 miles, Oxford 27 miles.  
(Distances and times approximate).

		
5	3	3

## Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Kitchen breakfast room | Snug/ground floor bedroom | Shower room

**First Floor:** Principal bedroom with terrace

Two further double bedrooms | Ensuite | Family bathroom

**Second Floor:** Bedroom | Office/playroom/fifth bedroom

## Garden and Grounds

Front terrace | South facing garden | Rear terrace

# Situation

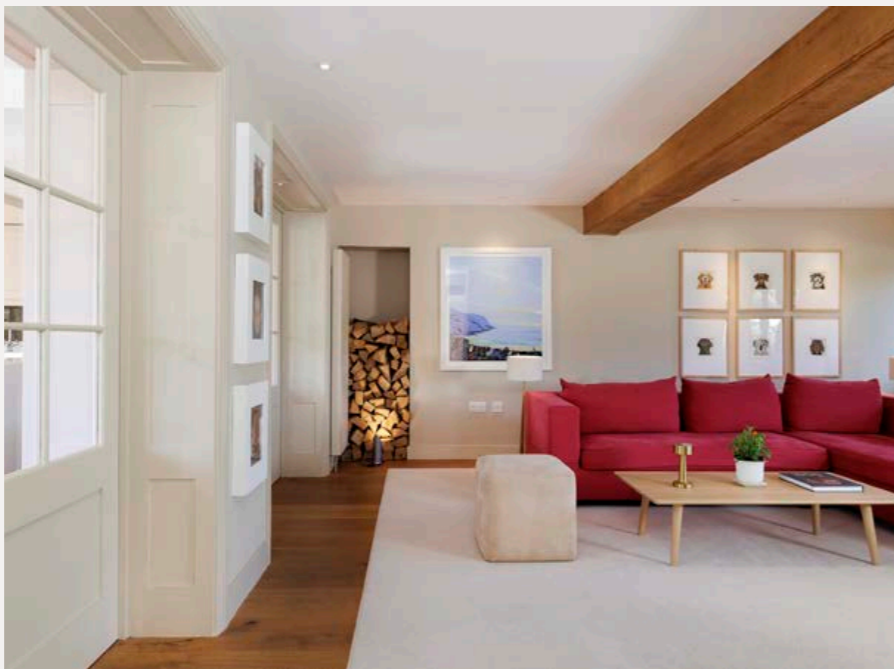
Broadwell is an idyllic village just over a mile from Stow-on-the-Wold. The village green provides the focal point of the village and is surrounded by a wonderful array of Cotswold stone homes. The village has a well-regarded pub, The Fox Inn, village hall and Church with the renowned Daylesford Organic farm shop and Soho Farmhouse a short drive away.

Day to day facilities can be found in Stow-on-the-Wold and Moreton-in-Marsh including supermarkets, a selection of shops and popular pubs and restaurants. There is good access to a number of regional centres including Cheltenham, Oxford and Stratford upon Avon which offer more extensive facilities.

The property is well located for a wide range of schools including Longborough primary and Kitebrook, Chipping Campden, The Cotswold Academy and many more in Stratford upon Avon, Cheltenham and Oxford.

The property is well located for access to main communication routes, being midway between the M40 and the M5 for easy access to the Midlands, London and the West Country. Kingham and Moreton-in-Marsh both provide a mainline station that runs into Oxford and London Paddington with the fast train to London taking just 76 minutes.

Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf courses at Lyneham, Naunton Downs, Broadway and Burford, rugby at Gloucester and a large network of footpaths and bridleways for walking and horse riding.



# The Martins

The Martins is a beautiful period home located in a central position in the village overlooking the idyllic village green. The property has been through a comprehensive renovation by the current owner and now provides light and spacious accommodation completed to a very high standard whilst retaining much of the original character.

On the ground floor you are welcomed into a large entrance hall with oak flooring, feature fireplace, cloak cupboard and spectacular views into the garden and over the fields beyond. A shower room and snug / guest bedroom can be found tucked away to the left of the hall. In the opposite direction a well proportioned drawing room with open fire and views over the village green is located adjacent to the wonderful kitchen breakfast room which provides a range of fitted units and appliances, island with breakfast bar and space for dining. Sliding doors lead onto the terrace and South facing garden.

First floor accommodation continues to impress with a principal bedroom with covered terrace to enjoy the views, two further double bedrooms, large family bathroom and one en suite. A staircase at either end of the house lead up to a fourth double bedroom and a light fifth bedroom / office / playroom.







## Outside

The Martins enjoys a walled terrace to the front of the property, enjoying the elevated position overlooking the village green and a wonderful South facing garden with views across the adjoining fields. The rear garden is mainly laid to lawn with a large terrace to enjoy the sunshine and views whilst entertaining outdoors.

FLOORPLANS

Approximate Gross Internal Floor Area  
259.2 sq m / 2,790 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

**Services:**  
The property benefits from mains water, electricity and drainage with oil fired central heating and BT broadband.

**Tenure:**  
Freehold.

**Local Authority:**  
Cotswold District Council.  
Telephone: 01285 623000

**Council Tax:**  
Band F

**EPC:**  
Band C

**Postcode:**  
GL56 0UF

**what3words:**  
///staining.credible.hopefully

**Viewings:**  
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





**Stow-on-the-Wold**  
Brett House, Park Street  
Stow-on-the-Wold  
GL54 1AG

**Leigh Glazebrook**  
01451 600613  
leigh.glazebrook@knightfrank.com

**knightfrank.co.uk**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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