

# Pond House

Broadwell, Gloucestershire







# A beautiful and generous modern home with mature gardens.

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

  
4

  
3

## Summary of accommodation

Hallway | Sitting room | Dining room/study | Kitchen | Dining area | Snug  
Utility room | WC | Garage

Principal bedroom suite | Two further bedroom suites | Two further bedrooms | Family shower room

## Garden and Grounds

Driveway | Enclosed gardens | Terrace | Ornamental pond



# Situation

Broadwell is a quintessential Cotswold village, located just over a mile from the market town of Stow-on-the-Wold. At its heart lies a charming village green, fringed by an array of beautiful Cotswold stone houses that give the village its timeless character. The community is anchored by several key amenities, including the highly regarded Fox Inn, a traditional village hall, and a picturesque parish church. Just a short drive away are the celebrated Daylesford Organic Farm Shop and Bamford Club and exclusive Soho Farmhouse, offering luxury lifestyle and dining experiences.

For everyday needs, nearby Stow-on-the-Wold and Moreton-in-Marsh provide a wide range of local services, including supermarkets, independent shops, pubs, and restaurants. For broader shopping, dining, and cultural experiences, Cheltenham, Oxford, and Stratford-upon-Avon are all within easy reach.

Broadwell is ideally placed for families, with excellent access to a number of well-regarded schools such as Longborough Primary, Kitebrook Preparatory School, Chipping Campden School, The Cotswold Academy, and a variety of independent and state schools in Cheltenham, Oxford, and Stratford-upon-Avon.

Transport links are superb, with the village situated midway between the M40 and M5 motorways—offering convenient access to London, the Midlands, and the West Country. For rail commuters, both Kingham and Moreton-in-Marsh stations provide mainline services to Oxford and London Paddington, with the fastest journey to the capital taking approximately 76 minutes.

The North Cotswolds is rich in recreational and cultural opportunities. Cheltenham Racecourse hosts world-class jump racing events, including the prestigious Cheltenham Gold Cup. Golfers can enjoy courses at Burford, Naunton Downs, and Lyneham, while rugby fans will find top-tier matches in Gloucester. Outdoor enthusiasts will appreciate the wealth of walking, cycling, and riding routes that meander through the area’s scenic countryside. The cultural calendar is equally vibrant, with highlights such as the Cheltenham Literature Festival, The Big Festival, Wilderness Festival, and numerous concerts, art exhibitions, and theatre productions throughout the year.



# The Property

Pond House is a handsome, detached Cotswold stone residence set in the heart of the village, surrounded by beautifully mature gardens. Meticulously maintained and immaculately presented throughout, the property offers generous and versatile living space that will appeal to a wide range of buyers.

The ground floor is particularly impressive, beginning with a welcoming porch that opens into a spacious reception hall. To the left, a light-filled drawing room enjoys a dual aspect and features French doors that open directly onto the stunning gardens. Adjacent is a formal dining room or study, complete with bespoke oak cabinetry and fitted bookshelves, offering a quiet retreat or elegant entertaining space.

The heart of the home is the exceptional kitchen/breakfast/living area—designed with both family living and entertaining in mind. At the front, a bespoke kitchen with central island and AGA provides a warm, traditional focal point, while the vaulted dining area to the rear is filled with natural light and opens onto the terrace via French doors. A cosy snug sits beside the kitchen and could equally serve as a playroom or secondary study.

From the kitchen, a well-appointed utility room leads through to a rear hall that gives internal access to the large garage. Above the garage is a generous guest suite, ideal as a fifth bedroom, home office, or studio.

Upstairs, the principal suite offers ample space with a well-appointed en suite bath and shower room. There are three additional double bedrooms, one with its own en suite, and a separate family shower room serving the remaining two rooms.









## Outside

Pond House is approached via a gravelled driveway with generous parking. The enchanting gardens are enclosed by traditional Cotswold stone walling and mature hedging, creating a sense of privacy and tranquillity. A wide lawn, attractive terrace for outdoor dining, and a charming ornamental pond are complemented by beautifully stocked borders, shrubs, and specimen trees.

Pond House represents a rare opportunity to acquire a substantial and elegant village home in one of the region's most desirable settings.



FLOORPLANS

Approximate Gross Internal Floor Area  
369.2 sq m / 3974 sq ft (Including Garage)



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 G

**EPC:**

Band D

**Postcode:**

GL56 0TL

**what3words:**

///bath.frostbite.appetite

**Viewings:**

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





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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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Particulars dated June 2025. Photographs and videos dated May 2025.

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