

# BERKLEY HOUSE

TODENHAM, GLOUCESTERSHIRE



Moreton-in-Marsh 3.2 miles, Shipston-on-Stour  
3.8 miles, Stow-on-the-Wold 8 miles,  
Banbury 19.2 miles, Oxford 24 miles,  
Birmingham airport 40 miles  
(All times and distances approximate).

## AN IMMACULATE GRADE II GEORGIAN HOME IN THE DELIGHTFUL VILLAGE OF TODENHAM

Ground Floor: Entrance hall • Open plan kitchen/  
breakfast room • Dining room • Drawing room • Snug  
Cloakroom • Boot room • Utility room • Cellar

First Floor: 3 double bedrooms • 2 bathrooms

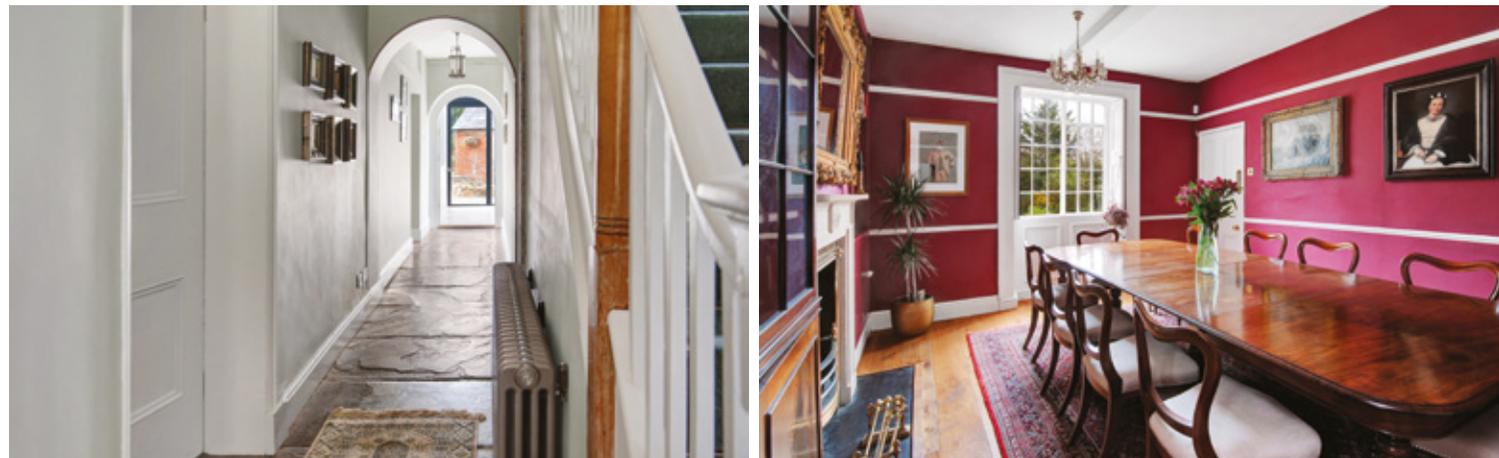
Second Floor: 2 double bedrooms and bathroom

Outside: Double carport • Annexe • Private parking  
Enclosed garden • Terraced areas



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Stow-on-the-Wold, Gloucestershire, GL54 1AQ  
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SW1A 1NS. T 0207 839 0888 E enquiries@tlo.co.uk  
www.tlo.co.uk



## DESCRIPTION

Berkley House is situated in the village of Todenham, it is a Grade II Listed Georgian home. The property is well positioned and has an excellent location within the village. The property offers versatile living accommodation set over three floors, all of which benefit from natural light. The ground floor has well-proportioned rooms, which all enjoy wonderful views of the front lawn and terraced areas.

The original front door leads into the entrance hall with high ceiling and stairs to the first floor, off the hall leads into the drawing room and dining room both with grand fireplaces. To the rear of the house is a snug room with a wood burner and a secondary staircase leading to the first floor. The newly extended glass kitchen/breakfast room, utility room and cloakroom offer natural lighting and the perfect entertaining space. From the entrance hall you can enter the cellar.

The main staircase leads up to the first floor with three double bedrooms and two family bathrooms, another set of stairs lead to the third floor with two double bedrooms and a bathroom.

There is a one-bedroom annexe to the back of the house.

## OUTSIDE & GARDENS

Berkley House is approached over a gravel driveway, tucked behind electric wooden gates. There is a double car port with electric charging point. The grounds comprise of formal gardens and several seating areas including an outside kitchen. The garden is well landscaped and is surrounded by mature trees, shrubs and well stocked borders.





## SITUATION & AMENITIES

The village of Todenham is in a Conservation Area and is surrounded by rolling open countryside, perfect walking, and riding country with its good network of footpaths and bridleways. The Farriers Arms in the village is re-opening and is a 5 minute walk away. Gastro pubs and restaurants in surrounding villages are within easy reach. Farm-shops including Todenham Manor Farm on the doorstep, Daylesford Organic and Soho Farmhouse are within a half an hour's drive.

Berkley House is well positioned for access to the Fosseway and A3400 Oxford Road making it well placed for M40, M5 and M6. Moreton-in-Marsh (5mins) provides a direct mainline rail service to London Paddington in 90 minutes while Banbury (30 mins) is served by Chiltern Railways' renowned service to London Marylebone in just 58 mins. Birmingham Airport is just 40 minutes' drive.

Festival goers and fans of racing will delight in Cornbury and Wilderness Festivals, and Cheltenham, Warwick, and Stratford racecourses and Paxford point-to-point being nearby. This part of the North Cotswolds is rich with social, cultural, and sporting fixtures throughout the year.

Shopping and local amenities can be found in the nearby historic market towns of Moreton-in-Marsh, Shipston on Stour, Chipping Norton, and Stow on the Wold. Shakespeare's Stratford upon Avon, Woodstock's Blenheim Palace, Warwick, and Oxford are all within 40 minutes' drive.

The area is served by a number of good schools including Kitebrook, Sibford School, Kingham and Bloxham as well as the outstanding Shipston Primary, Chipping Campden and the award-winning Cotswold School.

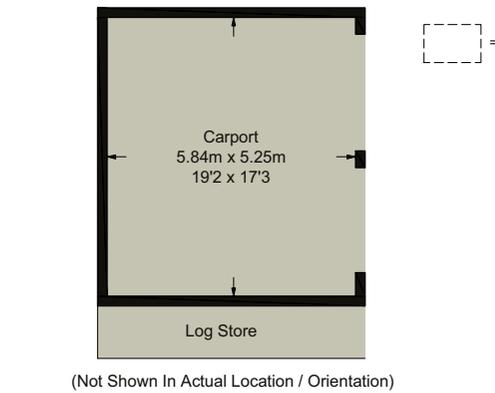
## SERVICES

Mains water and electricity. Mains drainage. Gigaclear full fibre broadband connected. Oil fired central heating. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

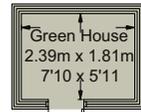
## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are not included. Some items may be available by separate negotiation.

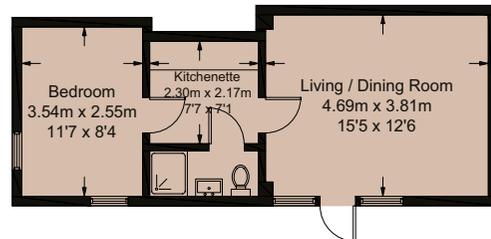




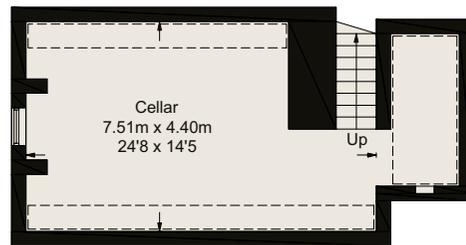
= Reduced headroom below 1.5m / 5'0



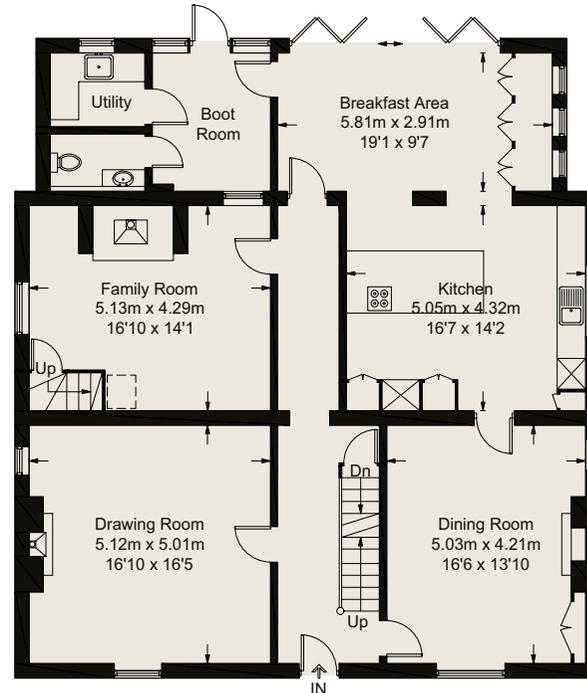
(Not Shown In Actual Location / Orientation)



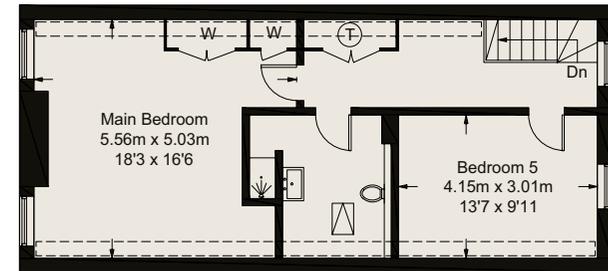
**Annexe**  
35.4 sq m / 381 sq ft



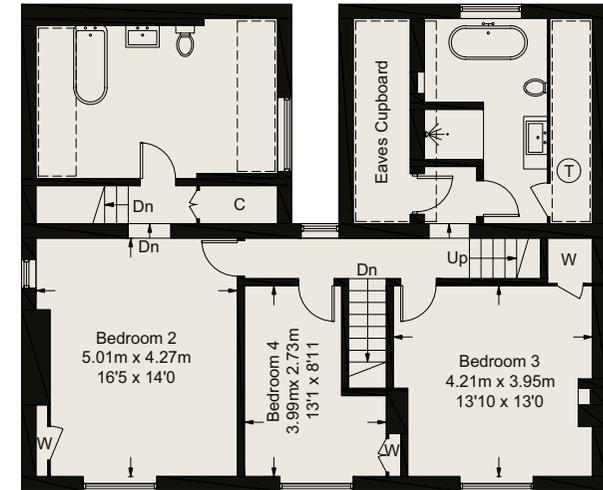
**Cellar**  
38.0 sq m / 409 sq ft



**Ground Floor**  
148.0 sq m / 1593 sq ft



**Second Floor**  
59.5 sq m / 640 sq ft



**First Floor**  
106.1 sq m / 1142 sq ft

Approximate Gross Internal Area = 313.6 sq m / 3375 sq ft

Cellar = 38.0 sq m / 409 sq ft

Annexe = 35.4 sq m / 381 sq ft

Green House / Log Store = 4.3 sq m / 46 sq ft

(Excluding Carport)

Total = 391.3 sq m / 4211 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1064451)

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## TENURE

Freehold

## LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX Tel 01285 623000 [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

Council Tax : Band G

## VIEWING

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E [helenw@butlersherborn.co.uk](mailto:helenw@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE GL56 9NY)

Leaving Moreton-in-Marsh take the A429 (Fosse Way) towards Stratford-upon-Avon and take the first turning right to Todenham. Berkley House will be found on the left-hand side before you enter the village.

What3words: ///promising.spillage.booth



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E	39		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

