

# BROAD MEAD

TODDINGTON GLOUCESTERSHIRE





A handsome detached family home with gardens, garaging and parking, with stunning views to the Cotswold Hills

**Ground Floor:** Entrance Hall • Sitting Room  
Cloakroom • Study/Playroom • Kitchen/Breakfast/  
Dining Room • Utility/Boot Room

**First Floor:** Four Bedrooms each with en-suite Bath/  
Shower Rooms • Large Landing

**Outside:** Garage • Lawned and terrace rear Garden  
• Parking for 2 cars • All set in about 0.15 Acre • LABC  
Warranty until 2033 • EPC Rating B (84)

**Butler**   
**Sherborn**

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## DESCRIPTION

Harrington Grounds is an attractive, bespoke, linear development of just 6 Cotswold stone homes, set behind electric gates. They were built to a high specification in 2022 by a local builder. Broad Mead has 3,110 sqft of living space and a generous garage of an additional 249sqft. There is no onward chain.

This spacious family home has wonderful views to the hills and surrounding fields. The immaculate property has a stunning kitchen/breakfast/dining room with large, glazed doors leading into the south-facing rear garden. The attractive kitchen units are well-appointed with attention to detail for modern living. The integrated appliances include double oven, hob, dishwasher, large American-style fridge/freezer, a Quooker tap and a dual zone wine cooler. The integrated appliances include double oven, hob, dishwasher, large American-style fridge/freezer, a Quooker tap and a dual zone wine cooler. The attractive Karndean flooring has underfloor heating and runs throughout the ground floor.

The utility/boot room compliments the kitchen and has extensive storage, with space for a washing machine and tumble drier. The well-proportioned sitting room has a super view to a field and the Cotswold Hills. There is a useful study, which is perfect for working from home, but could also be a playroom. The bedrooms all have en-suite bath/shower rooms, the main bedroom is south-facing, and two of them benefit from the views to the hills. Each bath/shower room is well-presented with individual detail and high-quality fittings.

The house is approached over a gravelled drive, with a small lawn in front of the sitting room window. The wooden pedestrian gate leads to the enclosed rear garden, which is perfect for a family with pets. The well proportioned south-facing paved terrace is ideal for outdoor entertaining and for children's play areas, all complimented by a view over the level lawn. The upkeep of the main drive is shared with the five other houses. There is a Right of Way from the main road to the entrance.





The village of Toddington has a wonderful community, an impressive Church, a village shop, a Nursery, a good pub, with a Primary School in Didbrook. In Hailes, there is a Fruit Farm which has a shop, café and a butcher. The close proximity to Broadway and Winchcombe is very attractive as there are a wide range of local facilities including a doctor's surgery, a veterinary practice along with good day to day supermarkets. The surrounding countryside provides a number of public footpaths and bridle paths. Some of the best schools in the county for boys and girls can be found in Cheltenham.

## SERVICES

Mains water, drainage, electricity and air source heat pump. Ground floor underfloor heating. Radiators to 1st Floor. Broadband BT fibre to the property connected. (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. Some additional items may be available by separate negotiation.

## 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 quasieasements 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.







## LOCAL AUTHORITY

Tewkesbury Borough Council  
W: [tewkesbury.gov.uk](http://tewkesbury.gov.uk) T: 01684 295010

## COUNCIL TAX

Band G

## EPC

Band B (84)

## VIEWING

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

## DIRECTIONS (GL54 5DS)

From Stow on the Wold take the B4077 towards Tewkesbury, once at Toddington roundabout (The Pheasant Pub and Budgens) take the Broadway Road, then immediately turn right into a driveway. Drive straight ahead and through the gateway with stone pillars, named as Harrington Grounds, Broad Mead is the 3rd house in the row of 6 houses.

**what3words:** ///rainbow.golden.harmony





### Towns/Villages

Winchcombe 3.7 miles  
 Broadway 5.0 miles  
 Cheltenham 16.5 miles  
 Evesham 9.0 miles



### Pubs

The Pheasant Inn 0.1 miles  
 The Plough, Ford 3.6 miles  
 The Halfway, Kineton 6 miles



### Schools

Toddington Day Nursery 0.4 miles  
 Isbourne Primary School, Didbrook 1.1 miles



### Train station

Evesham Station 10.3 miles  
 Moreton in Marsh station 15.3 miles  
 Kingham station 16 miles



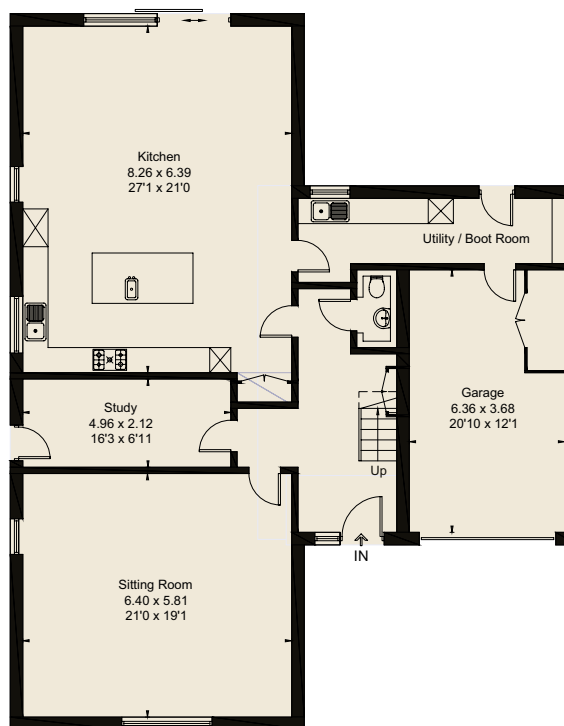
### Members Clubs

Lygon Arms Spa and Fitness Centre  
 Broadway 5.0 miles  
 Dormy House Hotel and Spa 9.6 miles  
 Daylesford Organic, Spa and Bamford 14.7 miles

**Butler**  
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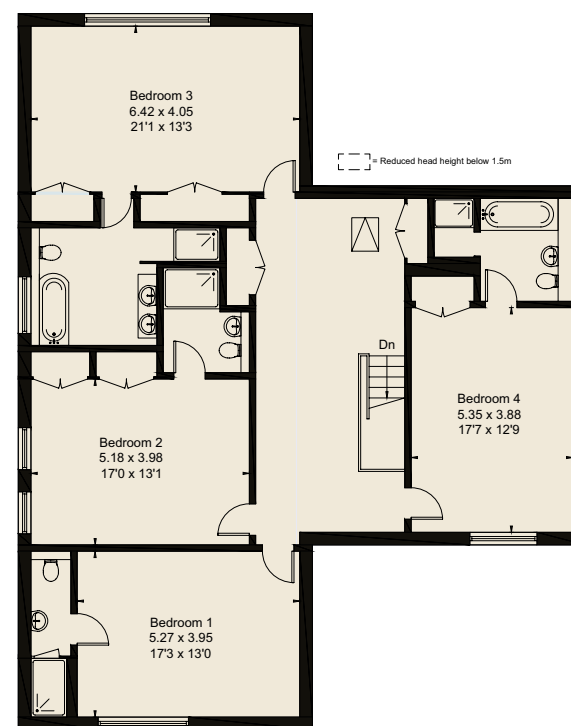
Approximate Floor Area = 288.9 sq m / 3110 sq ft  
 Garage = 23.1 sq m / 249 sq ft  
 Total = 312.0 sq m / 3359 sq ft



**Ground Floor**



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84414



**First Floor**

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