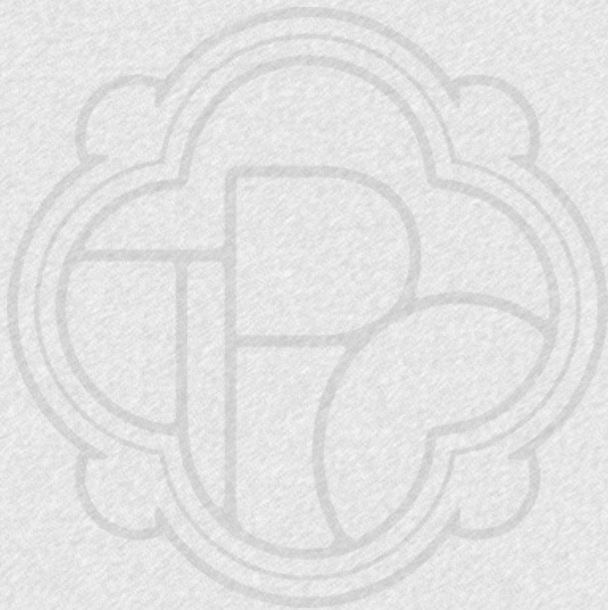


BROUGHTON HALL



BROUGHTON HALL
BROUGHTON POGGS, FILKINS
LECHLADE, GL7 3JH

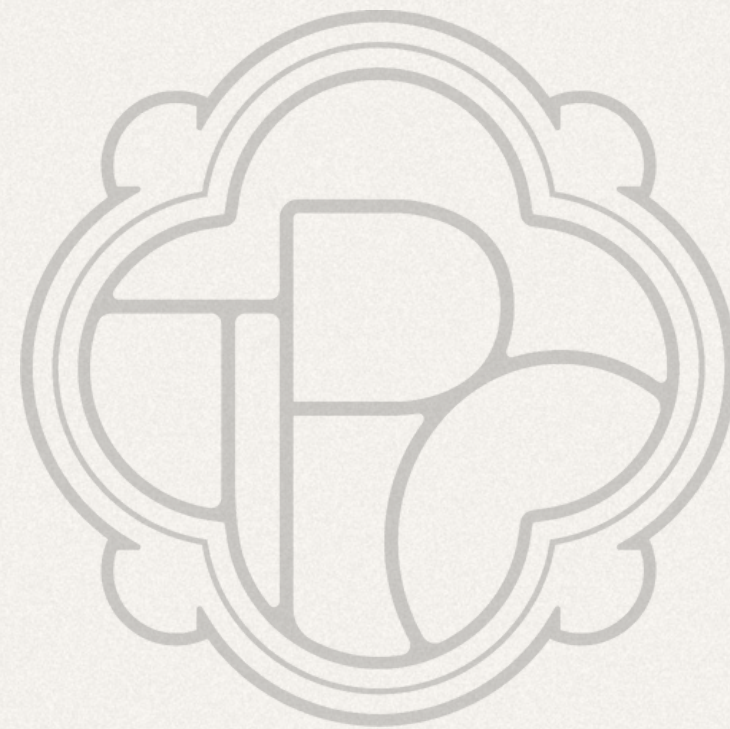


£3,250,000

BROUGHTON POGGS



BROUGHTON POGGS, THE COTSWOLDS



WELCOME HOME

Guide Price
£3,250,000

Available for the first time in 20 years, Broughton Hall is located in the quaint Hamlet of Broughton Poggs, which adjoins the village of Filkins. Dating back to the 16th century, and having undergone various and significant modifications and additions since then, this home has played its own part in British history. Previous owners have included Thomas Cromwell and in 1541 the property was granted to Anne of Cleves by Henry VIII.

THE PRIVATE OFFICE

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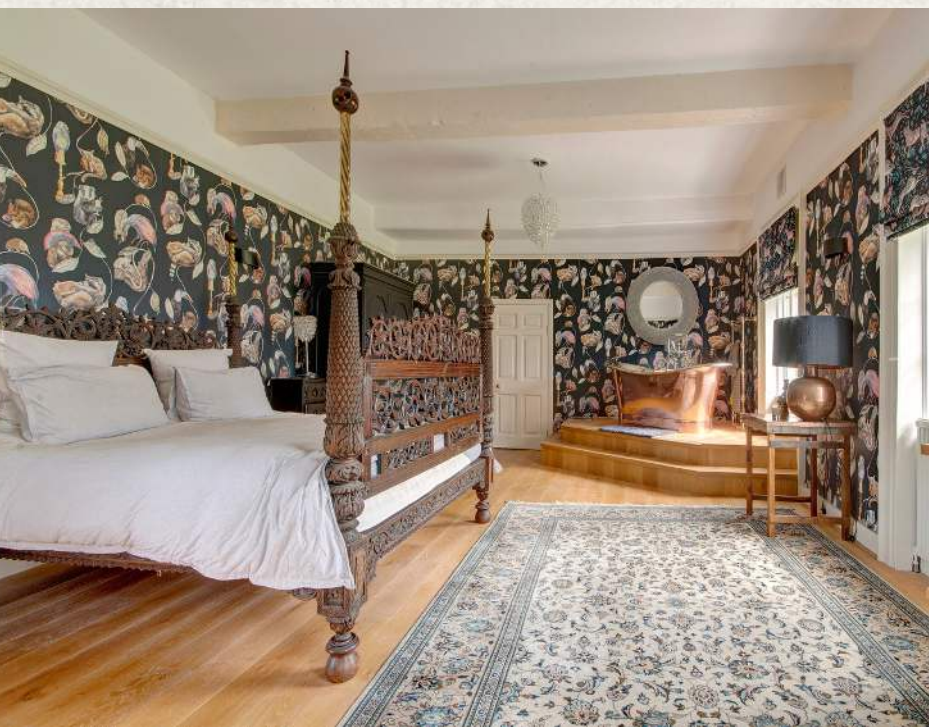




GROUND FLOOR

Approached via the tree lined driveway, you pass the tennis court and continue to the top of the drive, which opens out to reveal this imposing country house and the extensive grounds. The house, which spans a substantial 8436 sq. ft, begins at the grand reception hall which points towards the array of original features from its various incarnations and extensions including the high ceilinged drawing room, the panelled library, open fireplaces, sash windows and the recently modernised living room that spills out onto the peaceful garden. All of which complement this historic home.

The south facing drawing room is one of the most notable rooms in the house: with grand high ceilings, flanked with de Gournay wallpaper and incredible views, it makes for the most impressive entertaining space. The adjacent library provides an unspoilt view and access to the extensive garden. The kitchen sits in its original orientation and boasts an electric AGA, a butler's pantry, boot room and utility room. A separate dining room completes the ground floor accommodation.



FIRST FLOOR

A grand staircase elevates you to the first floor, beginning with a galleried and flexible space. There are also five double bedrooms including the current principal bedroom suite. The second floor, comprises of four further bedrooms, one of which could also be used as a master bedroom. Yet another room that enjoys sensational views of the grounds and countryside beyond.

Broughton Hall presents an incredible opportunity for a buyer looking for a home filled with history, character and charm, located within an idyllic location. A home that also offers the opportunity to sensitively modernise and update as any new custodian see's fit.



LOCATION

A perfect Cotswolds location, in a quaint hamlet, close to Filkins and market town of Lechlade.

With excellent road and rail links and importantly near two notable schools, Cokethorpe School and Hatherop Castle School. Thyme, Soho Farmhouse, Daylesford Organic and Estelle Manor are all within easy driving distance.



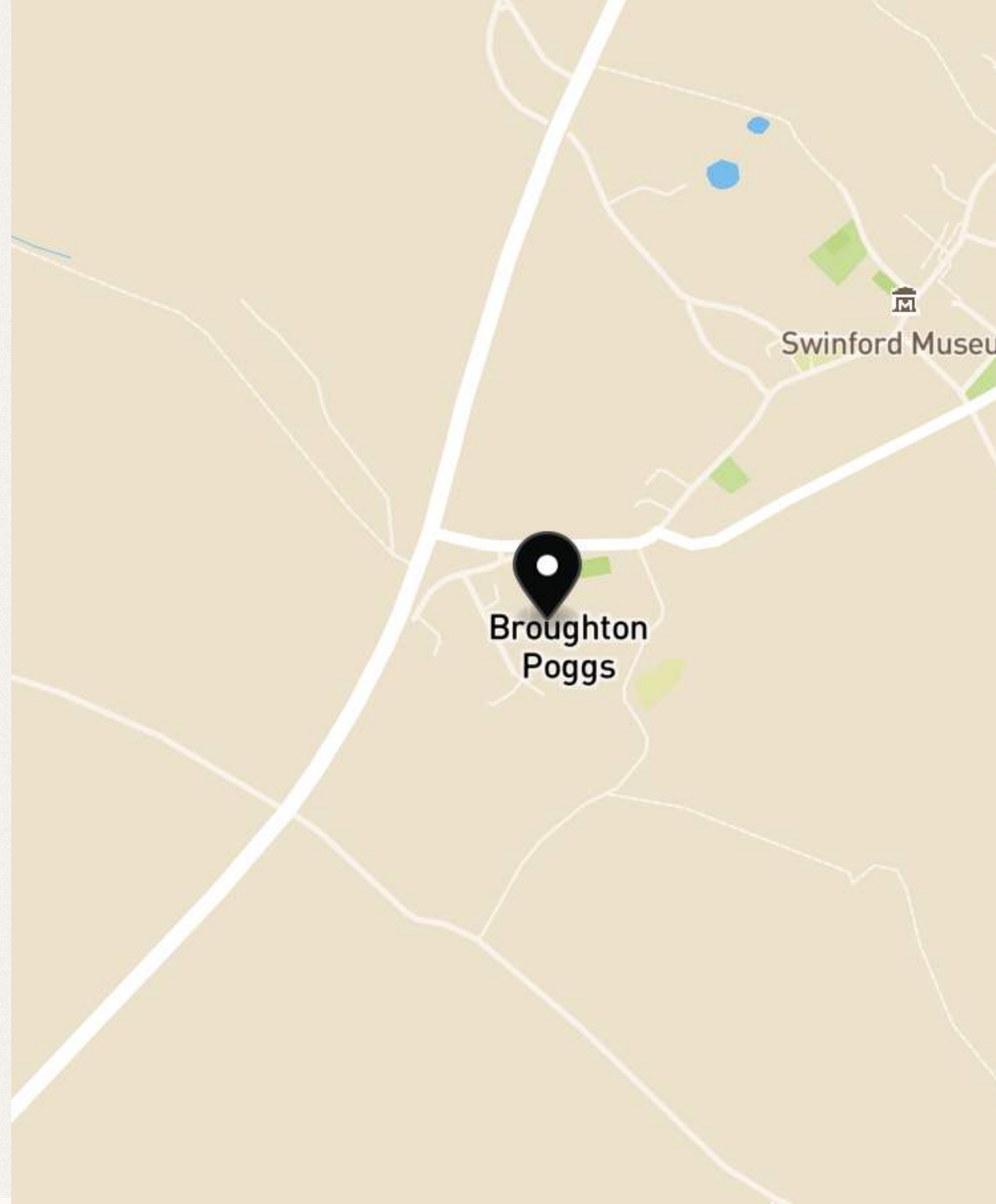
BROUGHTON HALL, BROUGHTON POGGS, FILKINS, LECHLADE GL7 3JH



CLOSE TO LECHLADE & LITTLE FARNINGDON



M4 EASILY ACCESSIBLE AND WITH LINKS TO LONDON



BROUGHTON HALL, BROUGHTON POGGS, FILKINS, LECHLADE, GL7 3JH

Broughton Poggs, GL7

Approximate Gross Internal Area = 783.7 sq m / 8436 sq ft

Stone Pavilion = 27.0 sq m / 290 sq ft

Garage & Storage = 96.6 sq m / 1040 sq ft

Total = 907.3 sq m / 9766 sq ft

(Excluding Void)



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1198365)



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars.



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