

# Broadclyst

Teddington, Gloucestershire



# A contemporary family home set in 5 acres with stunning views of the Cotswold Hills.

Ashchurch train station 3 miles, M5 Junction 9 (N&S) 4 miles, Winchcombe 7 miles, Cheltenham 8 miles, Worcester 19 miles, Oxford 50 miles  
(All distances are approximate).



## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Kitchen | Dining area | Living area | Drawing room | Utility room | Garage | WC

**First Floor:** Principal bedroom with en suite bathroom | Three further bedrooms with en suite bathrooms | Office

In all about 5.3 acres



## Situation

(Distances and times are approximate)

Located on the edge of the Cotswolds between the medieval market town of Tewkesbury, the Cotswold market town of Winchcombe and the Regency spa town of Cheltenham.



The peaceful village of Teddington is a traditional working village that enjoys excellent access to the surrounding countryside.



The M5 provides connectivity north and south.



## Broadclyst

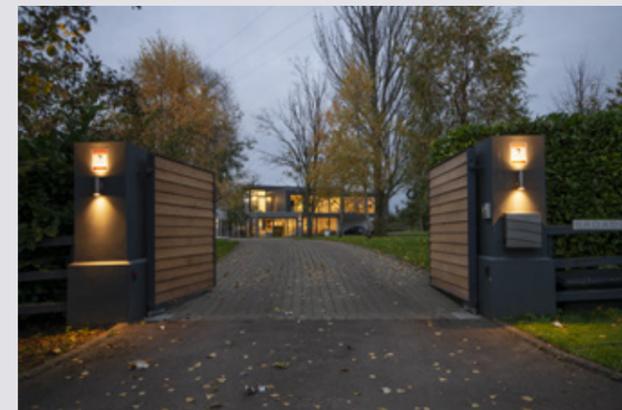
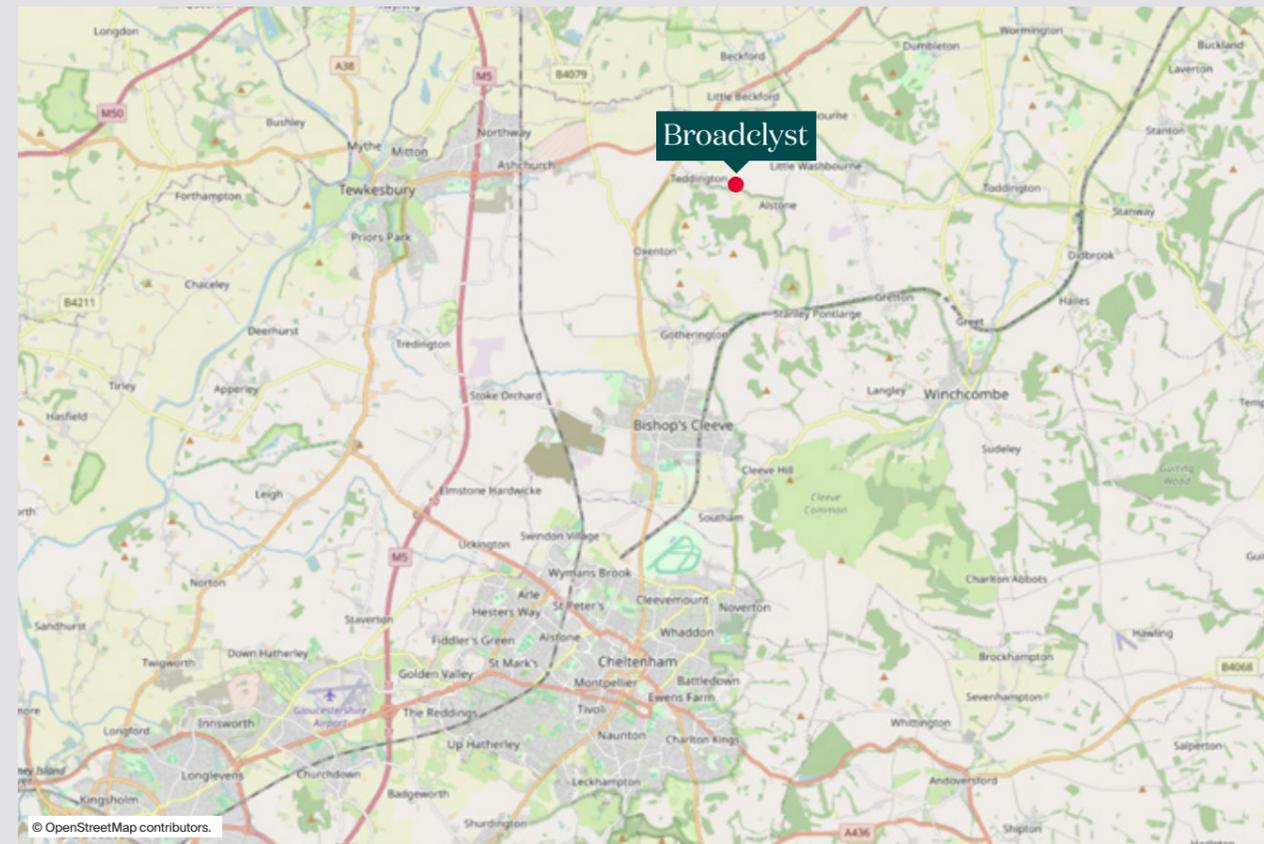
Set back from the lane behind electric gates, Broadclyst is a stunning individual contemporary home with stables located in a level plot of just over 5 acres with great views to the Cotswold Hills to the north and south.

Built in around 2015, the house extends to approximately 4,866 square feet over two floors, being predominantly open plan across the ground floor and comprising 4 very large en-suite bedrooms and an open landing on the first floor. There is also a separate utility room and a ground floor WC.

An air source heat pump provides under floor heating throughout the house.

Approached via a long tree lined driveway with plenty of parking, the property has covered parking for two cars (although currently temporarily enclosed as a garage/storage).

The current owners have had plans drawn up for a first floor extension to add another bedroom suite and a detached garage building but have not made the planning application.



## Outside

The gardens in front of the house have been planted with a number of trees that offer privacy from the country lane in front. To the rear of the house, there are level gardens that stretch out from the house towards the paddock and stable block.

## Property Information

**Tenure:** Freehold

**Services:** Air source heating and under floor heating. Mains water and electricity. Waste treatment plant. The plot is free from any public footpaths as are the fields immediately surrounding the property, ensuring a high level of privacy.

**Local Authority:** Tewkesbury Borough Council

**Council Tax:** Band G

**EPC:** C

**Postcode:** GL20 8JA

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

**Approximate Gross Internal Floor Area**

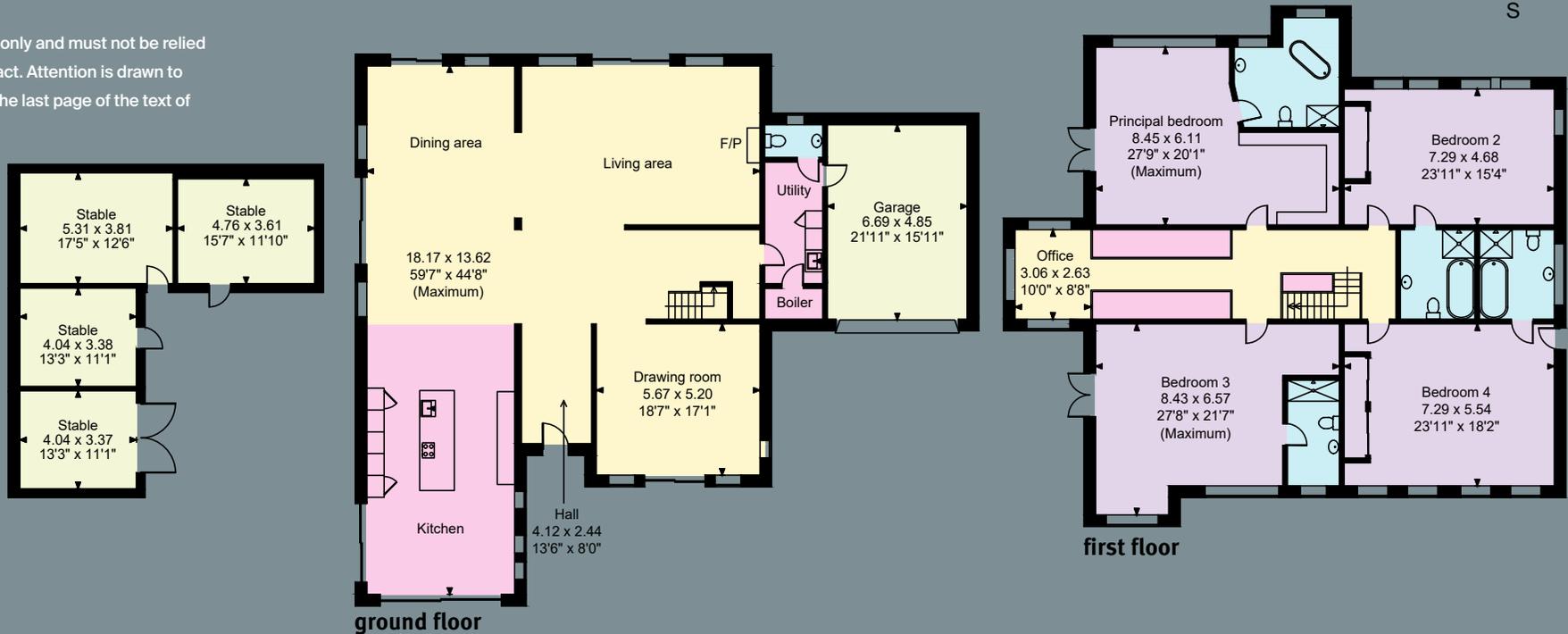
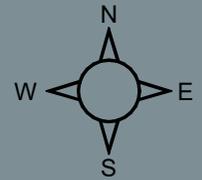
Main House: 452 sq.m / 4,866 sq.ft

Garage: 32 sq.m / 349 sq.ft

Stables: 66 sq.m / 715 sq.ft

Total Area: 551 sq.m / 5,930 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.



**Knight Frank**

123 Promenade

Cheltenham

GL50 1NW

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Tom Banwell**

01242 246 951

[tom.banwell@knightfrank.com](mailto:tom.banwell@knightfrank.com)



**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 December 2024. Photographs and videos dated November 2024.

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