



**The Threshing Barn  
Nr. Bourton-on-the-Water, Gloucestershire**

# TO LET

**A semi-detached barn conversion in a rural location on a working farm surrounded by open countryside**

## Accommodation

Entrance Porch • Sitting Room • Kitchen/Dining Room • Utility Room • Cloakroom  
3 Double Bedrooms • 2 En-suite Shower/Bathrooms • Family Bathroom  
Gardens to the front and rear • Garage Store • Parking for several cars

## Description

A deceptively well-proportioned semi-detached barn conversion situated on the rural estate of Broadmoor Farm, offering accommodation laid out over 2 floors.

The property has been converted to provide modern fixtures and fittings, whilst retaining the charm and beauty of the original building with exposed beams and stone floor in the kitchen.

Outside the gardens are mainly laid to lawn to the front, open plan to the other 2 properties in the row, with a private terrace for alfresco dining and taking advantage of the stunning countryside location. There is an enclosed garden to the rear, which is also laid to lawn.

## Situation & Amenities

**Bourton-on-the-Water 4 miles • Stow-on-the-Wold 8 miles • Cheltenham 18 • Cirencester 18 miles**  
(all distances approximate)

Located between Bourton-on-the-Water and Sherborne, the property sits in the heart of the rolling Cotswold hills, with exceptional views over the Windrush Valley, in an Area of Outstanding Natural Beauty.

The village of Sherborne benefits from a shop with community café and Church, within an easy drive of the thriving market towns of Burford and Northleach, which offer a wide range of everyday shopping facilities including boutiques, public houses, restaurants and antique shops.

The larger towns of Cheltenham and Swindon, together with Oxford City, offer a wider range of shopping, cultural and recreation facilities. The A40 provides excellent access to the M40 and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Charlbury and Kingham stations.

There are several outstanding nursery, primary, secondary schools in the area, including Sherborne Primary School, Cotswold Montessori School in Great Barrington, Burford Primary School and Burford secondary School, Kingham Hill School, Hatherop Castle School and the Cotswold School in Bourton-on-the-Water. Further outstanding schooling can be found in Cheltenham and Oxford.

Watersports at the Cotswold Water Park, Golf at Burford and Cirencester, racing at Cheltenham and Newbury and theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon.

**Fixtures and Fittings:** Available to let **Furnished**. *(Please note items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).*

**Services:** Mains water and electricity. Biomass heating. Septic tank drainage. Telephone available subject to individual package and High Speed Broadband through Worzel. Mobile reception is good (tested via a Vodafone connection). Accessibility can be checked online via; checker.ofcom.org.uk. Cotswold District Council – Council Tax Band G.

**Outgoings:** The tenant(s) will be responsible for all running costs during the tenancy and 5 weeks rent as a deposit.

**Viewings:** Strictly by appointment - Telephone 01993 822325.

**Directions: GL54 2LQ**

From Burford travel on the A40 towards Cheltenham. After approximately 5 miles, turn right to Sherborne 1 ½ miles. Proceed on this road and at the junction turn left heading into Sherborne Village. As the road bends sharp left, turn right to Clapton and Bourton-on-the-Water. Continue for another 1 ½ miles, until reaching the driveway to Broadwell Farm on the right hand side. Continue down the driveway and take the first left before reaching the main farmhouse. Follow this lane round to the right and the parking will be at the end of the lane, to the side of the barn.

**What3Words:** ///chap.boots.form



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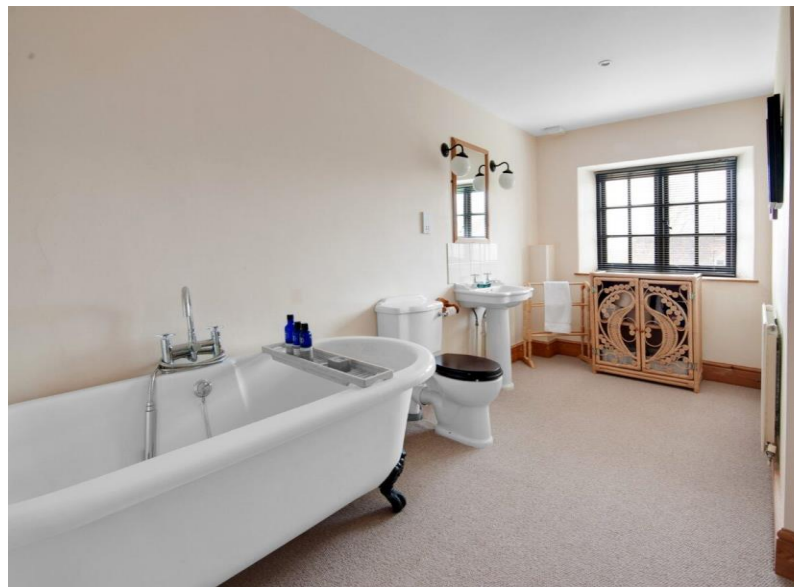
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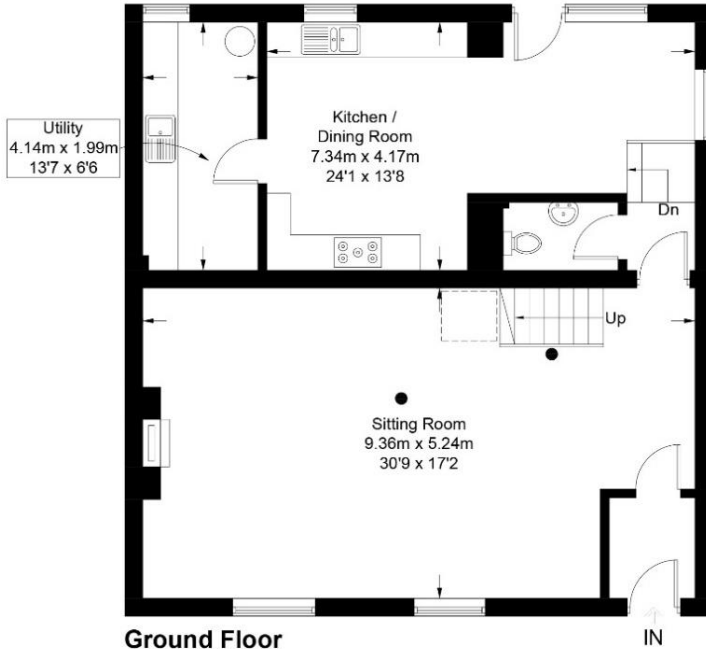




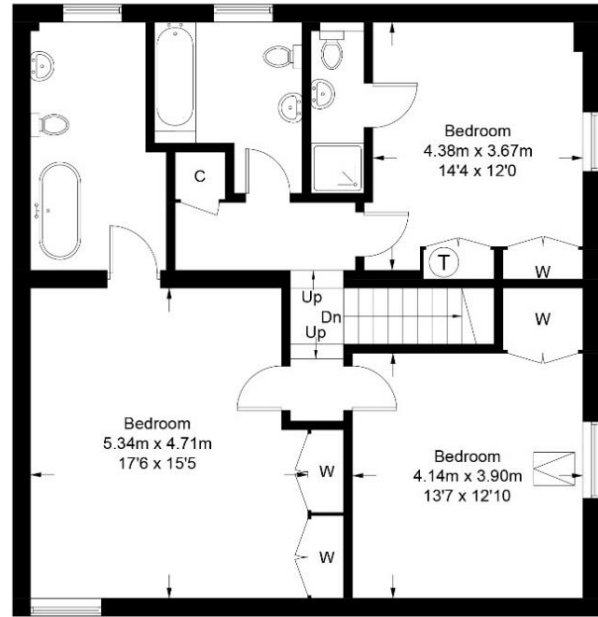
# Threshing Barn, Broadmoor Farm, Nr Bourton-On-The-Water, GL54 2LQ



= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
91.4 sq m / 984 sq ft



**First Floor**  
91.2 sq m / 982 sq ft

Approximate Gross Internal Area = 182.6 sq m / 1966 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1055028)

