

# BROUGHTON HALL

BROUGHTON POGGS, LECHLADE, OXFORDSHIRE







2 Broughton Hall



# Broughton Hall

Broughton Poggs, Lechlade, Oxfordshire

A substantial Grade II Listed manor house, situated in a private setting with historic features, a sweeping driveway, tennis court and mature gardens.

In all approximately 4.6 acres

**Lower Ground Floor:** Wine cellar

**Ground Floor:** Reception hall • Drawing room • Dining room • Library/Study • Sitting room opening to Garden room  
Kitchen/Breakfast Room • Utility • Laundry room • Boot room • Cloak room

**First Floor:** Galleried landing/ Study • Principal Bedroom with adjoining bath and shower room  
Four further bedrooms, three with adjoining shower rooms • Family bathroom

**Second Floor:** Guest bedroom with feature bath • Shower room • Three further bedrooms • Family Bathroom

**Outside:** Driveway • Tennis Court • Carports and garages with room above • Gardens and Orchard • Terrace • Historic Pavilion

Lechlade 3 miles, Burford 5.5 miles, Cirencester 15 miles, Swindon 15 miles, Oxford 27 miles  
Charlbury Station 15 miles (London, Paddington from 67 minutes)  
(all times & distances approximate)

## The London Office

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Butler  
Sherborn

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## DESCRIPTION

Broughton Hall is located in the quaint hamlet of Broughton Poggs, which adjoins the village of Filkins. This former manor house is steeped in history and believed to have origins dating back to the 16th century, having undergone significant alterations in the 17th and early 18th centuries, with additional modifications and extensions made around 1800 and thereafter.

Currently owned by the same family for the past 21 years, this substantial village house is arranged over three floors and boasts an array of original features including a grand reception hall, an impressive full-height drawing room with views over the gardens, a beautifully panelled library, galleried landing, open fireplaces, sash windows, flagstone flooring and a newly added garden room, all of which highlight the historic charm.













## OUTSIDE

A sweeping driveway with mature trees leads past the tennis court to ample parking and a double garage and carports with studio room above. A formal garden is positioned to one side with ha-ha lawn and views beyond. To the other side are hedged gardens with mature planting and an orchard. There is an elevated detached stone pavilion with quiet reading room or study. Various types of ornate hedging and a central pond leads back to the rear entertaining terrace lined with herb borders.

This classic and thoughtfully designed garden integrates historical architecture with natural beauty, providing both functional and entertaining spaces all of which complement the house.

## SITUATION & AMENITIES

Broughton Poggs is a small village in the county of Oxfordshire, England. It's part of the civil parish of Filkins and Broughton Poggs, located near the Gloucestershire border. This quaint village is known for its picturesque rural setting and community.

One of the notable features of Broughton Poggs is its church, St. Peter's, which is a Grade II\* listed building. The church dates back to the 12th century, showcasing medieval architecture and is an essential part of the village's charm.

Cotswold Wildlife Park near Burford. Golf at Burford, Wychwood and Witney. Racing at Cheltenham, Newbury and Stratford-upon-Avon. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon. Thyme, Soho Farmhouse, Daylesford Organic and Estelle Manor are all within easy driving distance.







## SERVICES

Mains water and electricity. Oil fired central heating. Shared private drainage. Broadband. (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.







## TENURE

Freehold

## LOCAL AUTHORITY

West Oxfordshire District Council, Church Green,  
Witney, Oxfordshire. [W.westoxon.gov.uk](http://W.westoxon.gov.uk)

**COUNCIL TAX:** Band H

## VIEWINGS

Please telephone Sam Butler or Katy Freeman at Butler  
Sherborn, Burford Office T 01993 822325 or The London  
Office T 0207 839 0888. E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)

## DIRECTIONS (Postcode GL7 3JH)

From Burford take the A361 towards Lechlade. After  
approximately 5 miles turn left, signposted Broughton  
Posggs & Filkins. Before the bridge to the right hand  
side the gates for Broughton Hall are easily identifiable.

**what3words:** ///suing.repeated.ropes





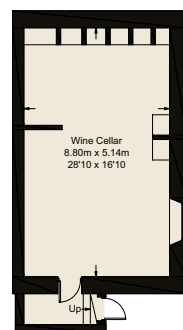


- Pubs**
- The Five Alls, Filkins – 0.3 miles
  - The Bell, Langford – 1.6 miles
  - The Swan, Southrop – 4 miles
- Schools**
- Cokethorpe School – 14.5 miles
  - Hatherop Castle School – 6.6 miles
- Train station**
- Charlbury 15 miles
  - Oxford Parkway 23 miles

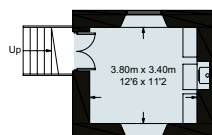




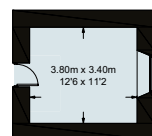
Stone Pavilion = 27.0 sq m / 290 sq ft  
Garage & Storage = 96.6 sq m / 1040 sq ft  
Total = 907.3 sq m / 9766 sq ft  
(Excluding Void)



Cellar

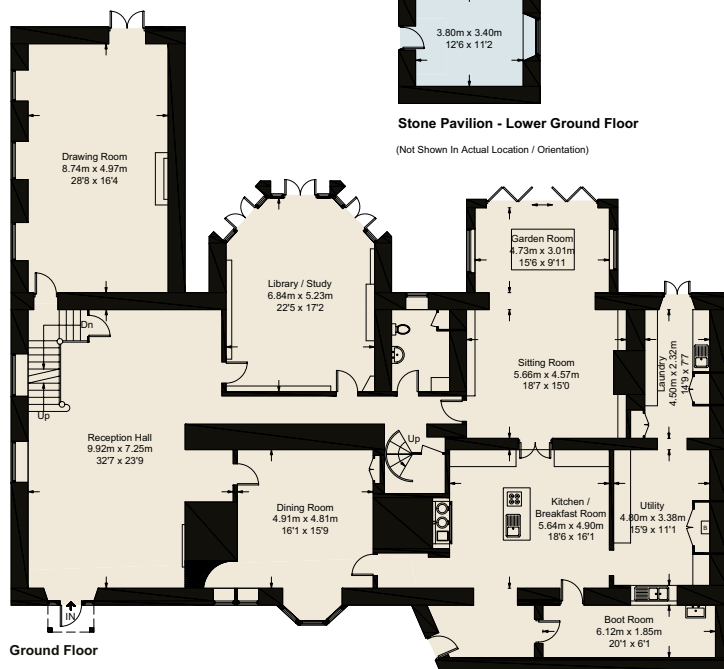


### Stone Pavilion - Upper Ground Floor

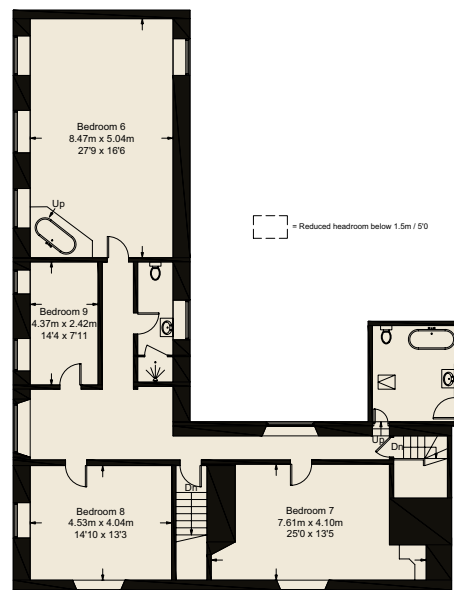


### Stone Pavilion - Lower Ground Floor

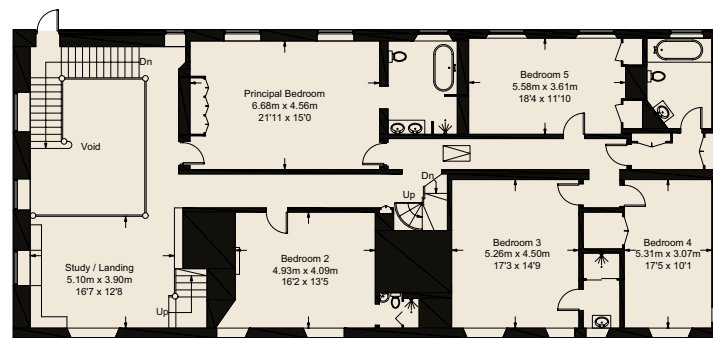
(Not Shown In Actual Location / Orientation)



### Ground Floor

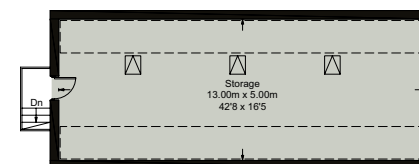


## Second Floor

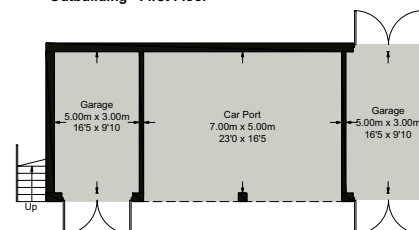


### First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1120468)



### Outbuilding - First Floor



### Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient + higher running costs		

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