



Pritchard &
Company



Sycamore Cottage

BUCKLAND, NEAR BROADWAY, GLOUCESTERSHIRE



Sycamore Cottage

A beautifully presented period cottage with landscaped gardens, situated in a much favoured North Cotswold Village

Broadway 2 miles, Winchcombe 7 miles, Moreton in Marsh 15 miles, Cheltenham 14 miles, Stratford upon Avon 24 miles (all distances and times are approximate)

KEY ATTRIBUTES

 3  3  3  0.32 of an acre



Moreton in Marsh - from 92 minutes to London Paddington; Honeybourne - from 105 minutes to London Paddington; Stratford upon Avon - from 46 minutes to Birmingham Moor Street



M40 (Junctions 12 and 15); M5 (Junction 9)



Birmingham International Airport



Broadway Golf Club, Naunton Downs Golf Club, Stratford upon Avon Golf Club, The Welcombe, Stratford Park Golf Club, Stratford Oaks, Evesham Golf Club, Bidford Grange and Welford on Avon Golf Club



National Hunt racing at Cheltenham, Stratford upon Avon, Warwick and Worcester; hunting locally with the North Cotswold Hunt



Broadway Primary School, Temple Guiting Church of England Primary School, Kitebrook Preparatory School, Chipping Campden School, Kingham Hill School, Stratford Grammar Schools, Dean Close, Cheltenham College and Ladies' College



Royal Shakespeare Company's theatres, Stratford upon Avon; Chipping Norton Theatre; Everyman Theatre, Cheltenham



Court Barn Museum, Shakespeare Birthplace Trust, Hidcote Garden, Kiftsgate Court Gardens, Ragley Hall, Coughton Court, Chastleton House, Sezincote, Snowhill Manor, Batsford Arboretum, Compton Verney Art Gallery and Blenheim Palace



Lygon Arms Spa, Cotswold House Hotel & Spa, Daylesford Organic Farm Shop & Bamford Wellness Spa, Dormy House Hotel & Spa and Soho Farmhouse



SITUATION

The Village of Buckland nestles in a secluded hollow under the Cotswold Ridge, at the foot of Burhill, part of the North Cotswold Escarpment. The village is within the Administrative County of Gloucestershire. It is a quiet and tranquil setting with a No Through road, situated in a Conservation Area within the Cotswold Area of Outstanding Natural Beauty and is perhaps one of the most attractive and totally unspoilt of the smaller North Cotswold villages. The village is made up of mainly Listed and period stone properties. The Rectory, essentially a 15th Century stone house, was lived in by the rector, which is its historical continuity must have made it the most complete and oldest house of its kind in the country.

The church of St Michael dates back to the medieval era and occupies an elevated position adjacent to Buckland Manor Hotel, a renowned country house hotel set in manicured gardens and grounds.

The famous village of Broadway lies approximately two miles to the north. The small Cotswold town of Winchcombe is located seven miles to the south and caters for most daily requirements. The larger centre of Royal Cheltenham Spa, which is very accessible, provides more comprehensive shopping, leisure and cultural facilities and is renowned for its selection of educational establishments, both state and private. There is a first class health club at the Lygon Arms Hotel in Broadway for private members. The mainline railway station at Moreton in Marsh, about 13 miles distant, provides access to London Paddington, whilst the M5 (J9) provides swift access to the Midlands and the south-west of England.

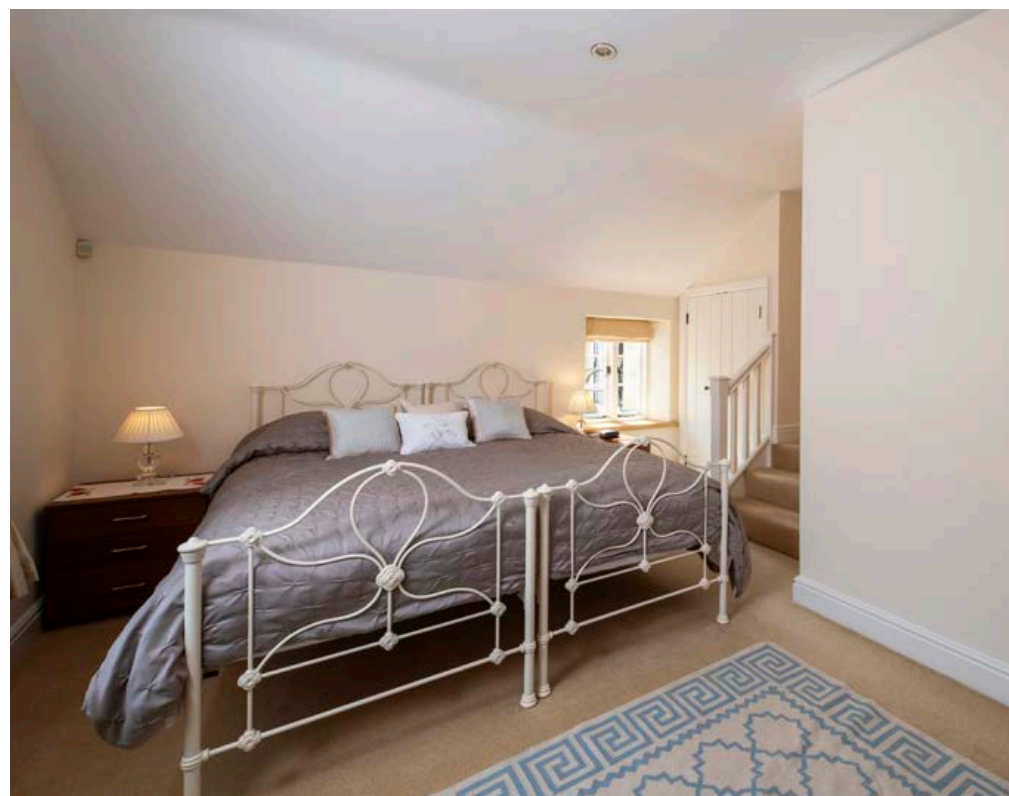
The surrounding countryside offers opportunity for good horse riding and walking along the Cotswold Way.

THE PROPERTY

Sycamore Cottage is located opposite St Michael's Church overlooking beautiful gardens belonging to Buckland Manor Hotel and is the eastern part of a pair of semi detached cottages. The property is constructed in local Cotswold stone with traditional casement windows all under a Welsh slate roof.

The original cottage was built in 1876 under the directorship of James Orchard Halliwell a famous Shakespearean Scholar he adopted the surname Phillipps following the death of Sir Thomas Phillipps having inherited the Middle Hill Estate in 1872. The front elevation of the cottage still carries on engraved stone bearing his initials JOP and the date of original construction 1876.

In 2005 the property was sold in need of full repair and the owner at the time undertook an extensive programme to extend and refurbish. The owner at the time sourced matching reclaimed stone for the new external walling and has replicated the stone arch window heads, cills, and sawn stone quoins to window openings. The use of correct architectural detailing combined with high quality materials throughout has led to the creation of a beautifully appointed property which is sympathetic to its setting. In particular there is a most impressive handmade kitchen. The current owner purchased the property in 2010 adding a further extension and carrying further improvements to the property.





OUTSIDE

Sycamore Cottage is set within beautifully landscaped gardens and these are a particular feature of the property. The gardens include a stone paved terrace, ideal for outside summer dining, being situated adjacent to the property taking full advantage of the setting. Running through the gardens is a most attractive stream bordered by drystone walls with a bridge linking the two parts of the garden. The gardens adjoin paddocks to the northern boundary and are largely laid to undulating lawn dotted with mature fruit trees and planted with colourful shrubberies. Within the gardens there is a stone outbuilding which has been refurbished and could be used for a variety of purposes but currently a workshop. The property benefits from off street parking adjacent to the cottage approached through a five bar gate.

GENERAL INFORMATION

Agents Note

Although the property is within the Administrative County of Gloucestershire, the postal address is near Broadway, Worcestershire WR12 7LY.

Local Authority

Tewkesbury Borough Council. Telephone: 01684 295010.

Council Tax Band: F.

Services

Mains water, gas and electricity and drainage are connected to the property. Telephone line subject to BT transfer regulations.

Energy Performance Certificate

Rating: C. A full copy of the report is available from the agent.

Tenure

Freehold.

Directions WR12 7LY / what3words – [supper.dribble.outs](#)

From Broadway take the B4632 signposted Winchcombe/Cheltenham. Proceed along this road for approximately one and a half miles and take the second turning left signposted Buckland. Proceed through the village passing the entrance to Buckland Manor Hotel. After a short distance Sycamore Cottage will be found on the left hand side opposite the church.

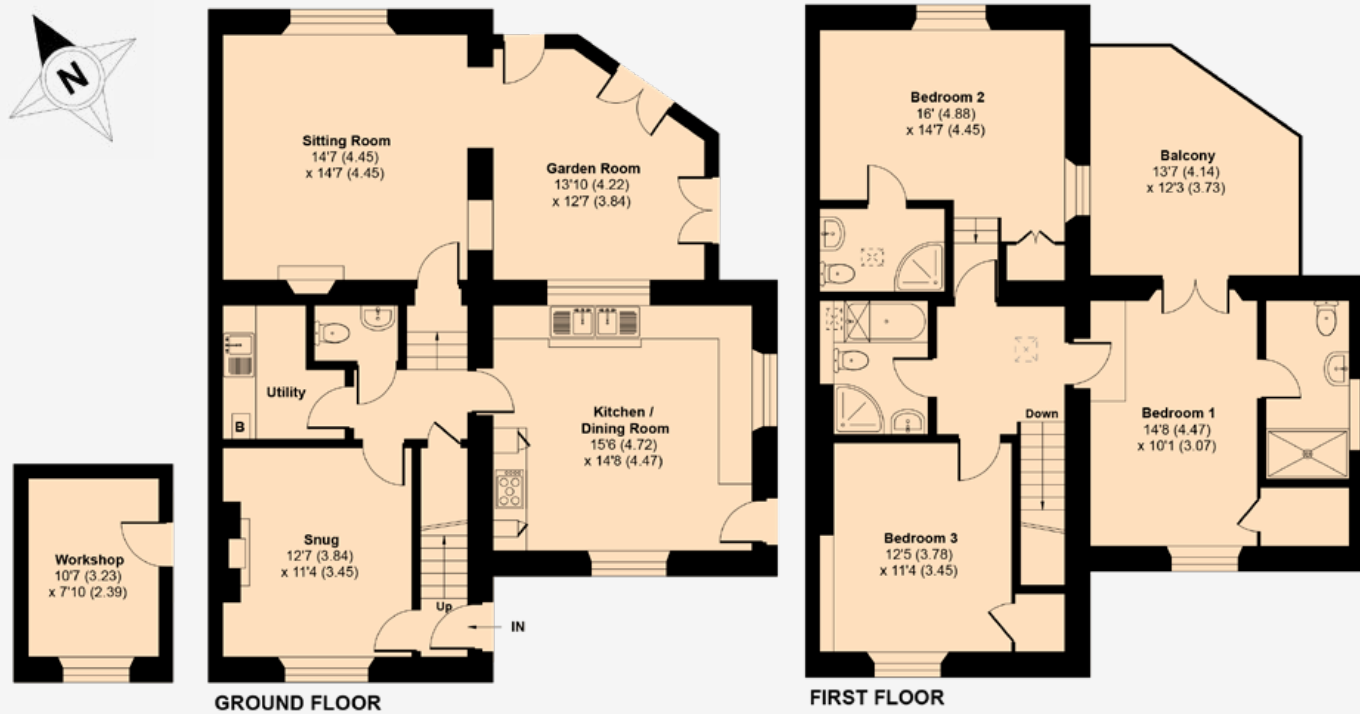
Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.

SYCAMORE COTTAGE

Buckland, near Broadway, Gloucestershire

Approximate Gross Internal Area
 Main House = 1788 sq ft / 166.1 sq m
 Outbuilding = 84 sq ft / 7.8 sq m
 Total = 1872 sq ft / 173.9 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritcheom 2024. Produced for Pritchard & Company Estate Agents Limited. REF: 1165078



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Pritchard & Company

Alscot Arms
 Alscot Estate
 Atherstone Hill
 Atherstone on Stour
 Stratford upon Avon Warwickshire
 CV37 8NF

Telephone: 01608 801030
 Email: enquiries@pritchardandcompany.co.uk
 Website: www.pritchardandcompany.co.uk




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Company

