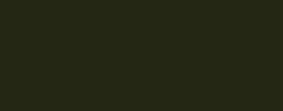




# Broadhey House

MAWDESLY





Broadhey House

An elegant rural haven, crafted for modern family life and effortless entertaining.

H&H





## A landmark Mawdesley home defined by scale, serenity and style.

Broadhey House is the kind of country home that feels like a gentle exhale from the moment the gates glide open. Privately nestled at the end of a sweeping gravel driveway on Hall Lane in the ever-desirable village of Mawdesley, this substantial six-bedroom residence is wrapped in beautifully kept gardens, around 5 acres of land and surrounded by open countryside, offering a rare blend of scale, seclusion and considered luxury. Extending to around 4,900 sq ft, every corner has been curated for modern, flexible living – a home that can just as happily host a lively weekend of friends and family as it can a quiet weekday morning with nothing but birdsong for company.



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## Light-filled rooms for life well lived

Step inside and the generous entrance hall sets a welcoming, quietly grand tone, guiding you naturally towards a series of beautifully connected reception spaces. High ceilings, detailed cornicing and long stretches of glazing create a wonderful sense of light and volume, with clear sightlines that draw the eye out to the surrounding gardens and the changing seasons beyond.

The formal dining room is all about occasion and atmosphere, its elegant proportions and expanse of windows making it an inspiring backdrop for everything from intimate dinners to large celebratory gatherings. Just along the hall, the main living room feels instantly restful; triple-aspect windows capture soft natural light throughout the day, while a substantial inglenook-style fireplace with exposed brickwork and a solid oak beam frames a contemporary wood-burning stove, giving the room a quietly dramatic focal point that comes into its own on winter evenings.

A further sitting room offers an additional, more intimate space in which to unwind, again benefitting from generous glazing and the same refined architectural detailing, allowing this part of the house to flex effortlessly between everyday relaxation and more formal entertaining. Completing the suite of reception rooms, a wonderfully inviting study offers extensive wall space for books or artwork, creating a calm, characterful setting for reading or working.



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## Culinary style, family-friendly function

At the heart of the home sits a sleek, contemporary kitchen, conceived as a true everyday gathering space. Full-height cabinetry in a smooth, modern finish, paired with crisp white quartz worktops and a seamless glass splashback, creates a calm, refined backdrop that feels both luxurious and highly functional. A substantial central island, with induction hob and generous preparation space, naturally becomes the focal point for cooking, conversation and informal dining.

An impressive bank of integrated appliances, including twin ovens, microwave and fridge-freezer, keeps everything close to hand while preserving the kitchen's clean architectural lines. Expansive floor-to-ceiling sliding doors frame far-reaching views of the gardens and open directly onto the stone terrace and lawns, encouraging an easy, everyday flow between inside and out in all seasons.

Practicality has been carefully considered too, with a boot room and a well-appointed utility room helping to keep the main living areas beautifully ordered. A stylish ground floor shower room completes this part of the house, adding welcome flexibility for multi-generational living, frequent guests or anyone returning from countryside walks, sports or time in the garden.



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## A whole floor devoted to rest and retreat

Upstairs, the main house offers five generous bedrooms, all thoughtfully dressed in calming tones and benefitting from scenic views, fitted storage and a sense of quiet retreat. The family bathroom is complemented by two beautifully appointed en-suites, giving everyone their own space. The principal suite is the showstopper: a serene, vaulted-feel haven with dual-aspect windows, French doors to a Juliet balcony, and far-reaching views over gardens and fields. A dedicated dressing area leads through to a spa-like en-suite with large-format marble-effect tiling, walk-in glass shower, double vanity, bidet and WC, all softly lit by natural light – a space that feels more boutique hotel than everyday home.



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## Beautifully finished bathrooms, perfectly placed for family and guests.

The calibre of the bathrooms at Broadhey House more than matches the rest of the home, with every space feeling calm, considered and quietly luxurious. Large-format marble-effect tiling, contemporary sanitary ware and generous walk-in showers create a spa-like mood in the principal en-suite and further en-suite, while the family bathroom pairs a sculptural tub with sleek fittings to make even the everyday feel like an occasion. The ground floor shower room is finished to the same high standard, ideal for guests or after countryside walks, and the annex en-suite continues the theme with a refined, hotel-style finish that ensures comfort and quality wherever you choose to stay in the house.



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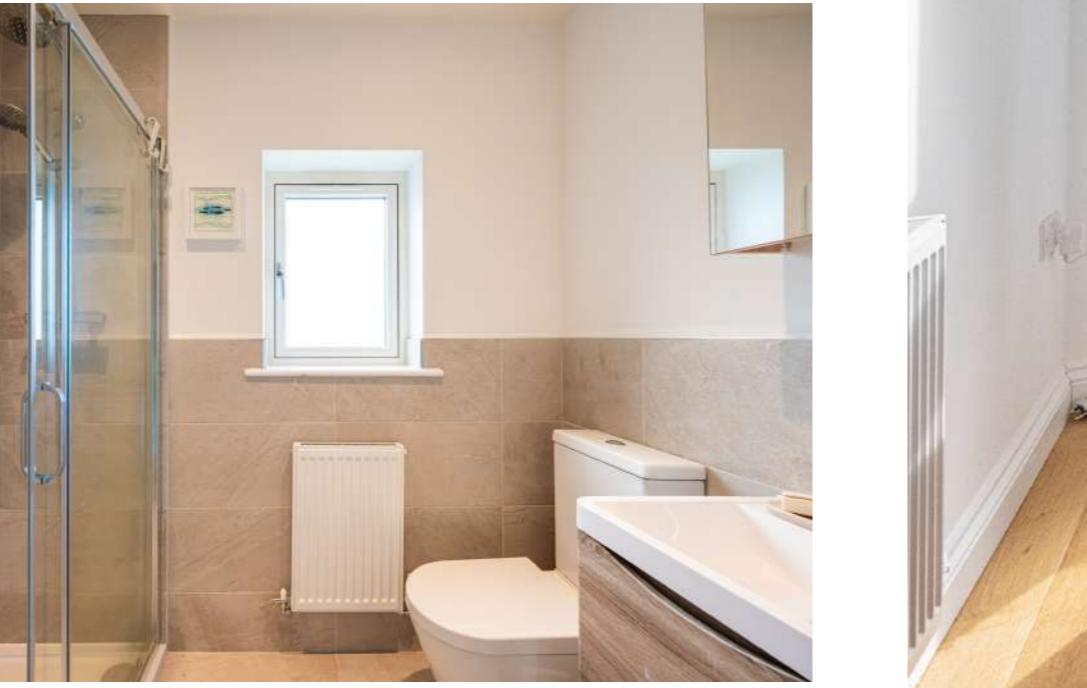
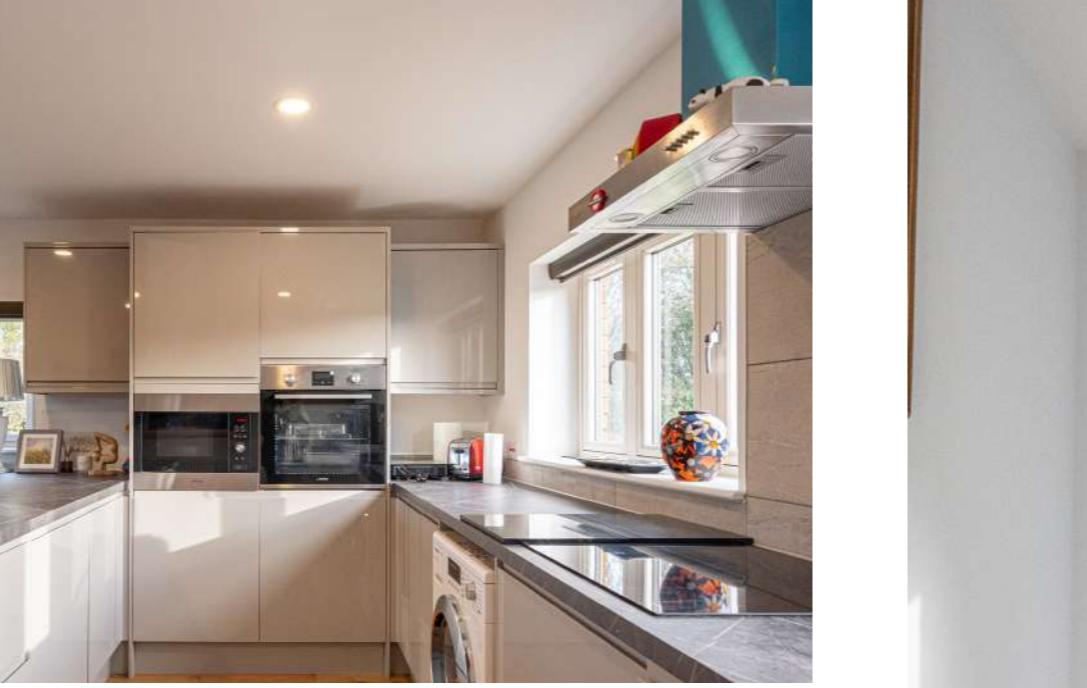
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## A private annexe for guests, family or you.

Adjacent to the main house is a superb self-contained annexe that adds a whole new dimension to life at Broadhey. Thoughtfully designed as a complete home in its own right, it offers a bright open-plan kitchen and living space with sleek cabinetry, integrated appliances and garden views, a comfortable double bedroom and a contemporary shower room finished to the same high standard as the principal house. This arrangement lends itself beautifully to visiting friends, independent teenagers, multi-generational living or the privacy of an au pair suite, allowing everyone their own front door and sense of independence while remaining reassuringly close.

Beyond the annexe, a large, versatile garden room with wide glazed doors provides wonderful scope for a gym, studio, games room or additional entertaining space, while the adjoining garage and workshop area delivers excellent storage and hobby space and could, for those working from home, offer exciting future possibilities, subject to any necessary consents.







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## Gardens, fields and big skies for a life unhurried

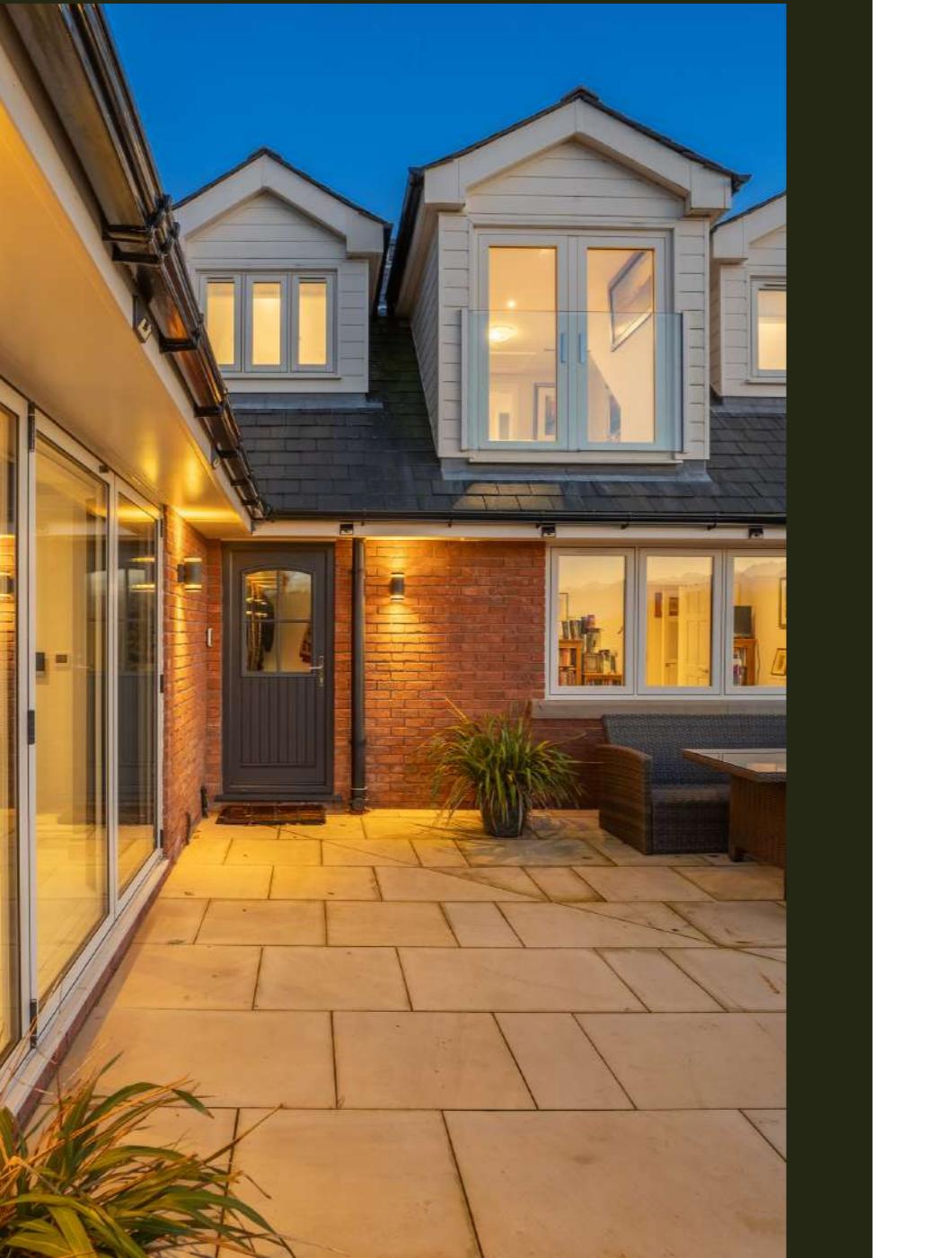
Outside, the grounds are as much a part of the experience as the house itself, with Broadhey House sitting at the heart of approximately six acres of beautifully composed gardens and land. Around an acre of neatly tended formal gardens wraps immediately around the property, where sweeping lawns, mature trees, hedging and thoughtfully structured planting create privacy, colour and interest throughout the seasons. Beyond, around five acres of open land and paddock-style space stretch away to the horizon, giving a wonderful feeling of breathing room and big skies, whether you are walking the dog at first light or watching the sun sink behind the fields.

A generous stone terrace steps out from the rear elevation to provide several spots for morning coffee, lazy afternoon reading or evening gatherings, while curved raised beds and established borders soften the architecture and ease the transition from house to landscape. In a more secluded corner, an ornamental pond with layered planting and a tucked-away seating area offers a quiet place to pause and watch the wildlife, reinforcing the sense of living in your own private piece of countryside.

All of this comes without sacrificing convenience; Mawdesley's much-loved amenities, attractive walks and well-regarded schools are close at hand, making this electric-gated haven feel less like a simple move and more like an invitation to a richer, more grounded way of living.









Broadhey House

## What the owner loves...

We moved here from a rural community in the South, and the one thing we were desperate not to lose was that feeling of escape – that sense that, when you come up the drive and close the gates, the rest of the world can wait. Broadhey has given us exactly that, but with the bonus of being far more convenient: we can get to good schools, shops and walks in minutes, yet once you're back behind the gates it feels like your own little pocket of countryside.

What we love most is how private it feels without being isolated. The house sits in the middle of the plot, with the gardens wrapped around it and the fields rolling out beyond, so wherever you are you're looking onto something green. In summer we live with the doors open, drifting between the kitchen, the terrace and the lawn, and in winter we retreat to the big sitting room with the fire on.

Between 2020 and 2022, we carried out an extensive refurbishment that really transformed the house. It was a complete top-to-bottom project – a new roof, new windows, and a beautifully designed extension that created a far more open and light-filled layout. Every element was considered carefully, from reworking the kitchen and upgrading the bathrooms to improving insulation and finishes throughout, all with the aim of making Broadhey as comfortable and efficient as it is stylish.

It now feels like a really easy house to live in: the layout works just as well for two people pottering about as it does when the whole family descends. The annex has been brilliant too, at various times it's been space for visiting parents, a base for grown-up children between moves and a very spoiling guest suite.

The flexibility here is something we'll really miss. There's room for big Christmas gatherings, quiet Sunday mornings, teenagers having friends to stay, working from home, hobbies, even the odd business idea if you wanted to use the extra space that way. And then there's the land – being able to wander out with a coffee, follow the mown paths through the fields and just breathe for a bit has felt like a real privilege. For us, Broadhey has been the best of both worlds: all the escape we loved in the South, but with everyday life made that bit easier.





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