






SAINTBURY CROSS FARM, NEAR BROADWAY



A STUNNING COTSWOLD STONE HOME WITH POOL AND GARDENS

Broadway 3 miles, Chipping Campden 3 miles, Honeybourne 3.4 miles
(mainline station to London Paddington 95minutes) and
Moreton-in-Marsh 8 miles (mainline station to London Paddington 80
minutes. All times and distances are approximate.

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Local Authority: Cotswold District Council

Council Tax band: F

Tenure: Freehold

Stables, Manege and 2.5 acres



LOCATION

Saintbury is a charming and unspoilt hamlet set between the historic wool town of Chipping Campden and the village of Broadway. Positioned on the edge of the Cotswold escarpment, it lies within a designated conservation area in the Cotswold Area of Outstanding Natural Beauty and enjoys far-reaching views across open countryside towards the Malvern Hills.

Nearby villages of Chipping Campden and Broadway offer an excellent range of everyday amenities, including a variety of independent shops along its historic High Street, a library, doctors' surgery, convenience stores, restaurants, hotels and public houses. The area is well regarded for its schooling, with respected primary options locally with Chipping Campden School providing secondary education, alongside a selection of well-known independent schools within easy reach.







PROPERTY

Saintbury Cross Farm is a classic Cotswold limestone farmhouse beneath a stone slate roof. Beautifully presented, it retains a wealth of period features including mullioned windows, exposed timbers and impressive fireplaces, complemented by extensive limestone flooring and high-quality kitchen and bathroom fittings throughout.

The principal reception rooms each enjoy characterful fireplaces and beams, while the well-appointed kitchen/breakfast room features bespoke painted oak cabinetry, granite worktops, a Rangemaster cooker and a central island, with French doors opening onto the terrace.

Upstairs, the principal bedroom benefits from exposed roof trusses, a dressing area and en-suite shower room, alongside three further double bedrooms and a family bathroom, with additional attic space offering scope for further accommodation.



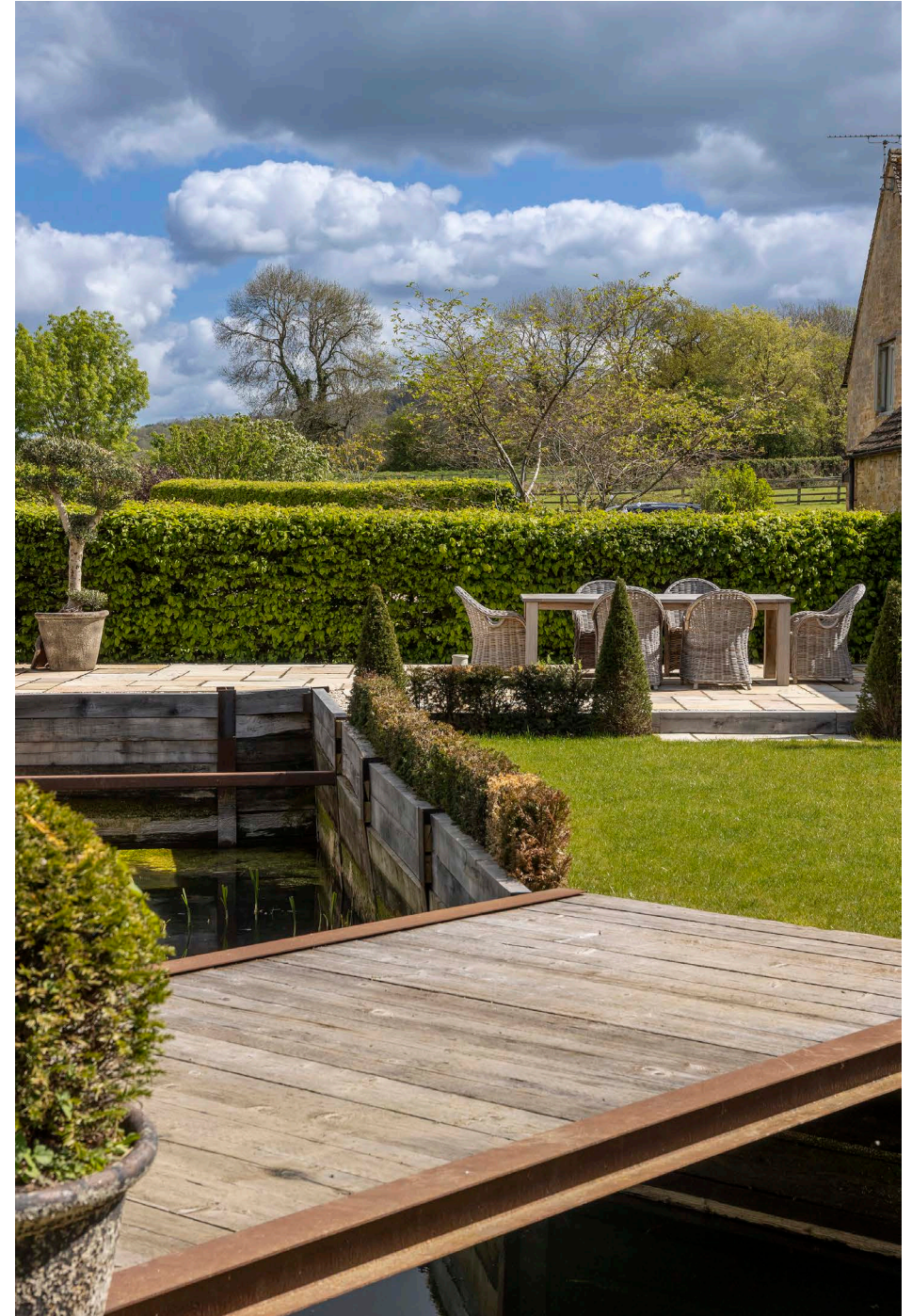




OUTSIDE

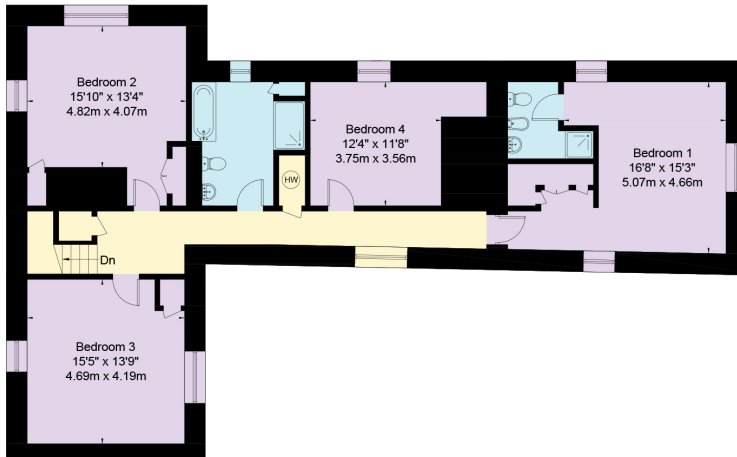
Set within approximately two and a half acres, the property enjoys beautifully landscaped, mature gardens surrounding the house, complemented by extensive stone terraces ideal for outdoor entertaining and a heated swimming pool.

A highly versatile green oak outbuilding incorporates a home office/studio, car port, tack room, stables and ample storage, with generous block paved areas providing abundant parking. To the south and east, an all weather ménage and two well enclosed paddocks complete this exceptional country lifestyle offering.

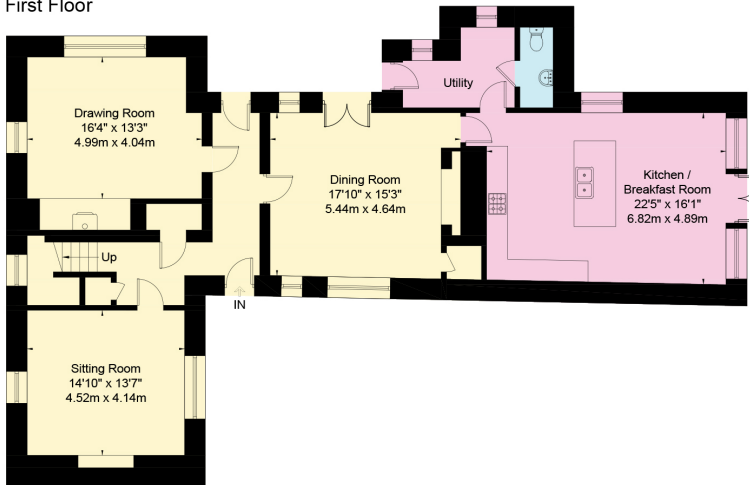




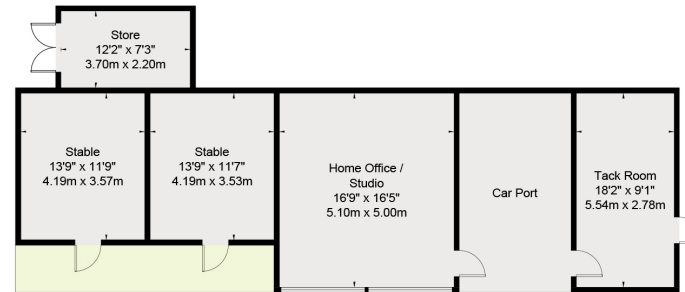
Approximate Floor Area = 261.0 sq m / 2809 sq ft
 Outbuildings = 101.0 sq m / 1087 sq ft
 Total = 362.0 sq m / 3896 sq ft



First Floor



Ground Floor



Outbuildings

(Not Shown In Actual Location / Orientation)



Drawn for illustration and identification purposes only by @fourwalls-group.com #107059

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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