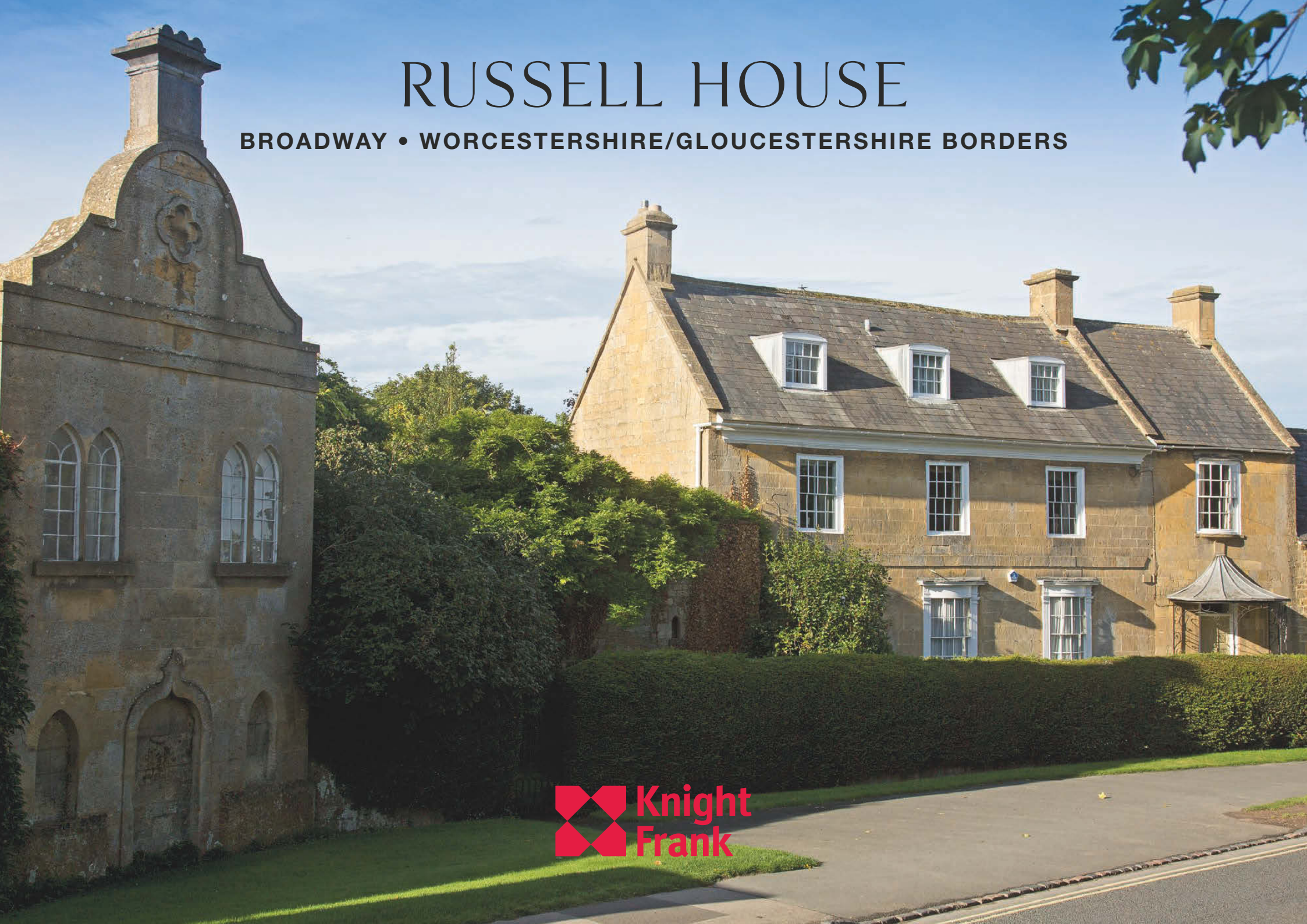


RUSSELL HOUSE

BROADWAY • WORCESTERSHIRE/GLOUCESTERSHIRE BORDERS







RUSSELL HOUSE

BROADWAY • WORCESTERSHIRE/GLOUCESTERSHIRE BORDERS

Chipping Campden 4 miles • Stow-on-the-Wold 11 miles • Moreton-in-Marsh 9 miles (London Paddington from 90 mins)
Cheltenham 13 miles • M5 14 miles • Oxford 39 miles • Birmingham 37 miles
(Distances and time approximate)

A handsome Cotswold stone village house, steeped in history and sitting in 1.15 acres

Accommodation & Amenities

Reception Hall • Drawing room • Dining room • Hall • Cloakroom • Kitchen/Breakfast room • Pantry
Store • Cellar • Landing • Library

6 bedrooms • 3 bathrooms • WC

Mature gardens • Car port • Pavilion • Gazebo • Ice house • Orchard

In all about 546 sq.m / 5880 sq.ft

In all about 0.47 ha / 1.15 acres

For Sale Freehold



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Worcestershire/Gloucestershire Borders

Russell House is situated just below the village green within walking distance of the High Street and amenities.

Broadway, once described as the 'Show Village of England' nestles at the foot of the Cotswold Hills, at the very southern tip of Worcestershire. Its houses of honey coloured Cotswold stone of different styles and periods, whether Tudor, Stuart or Georgian architecture, blend harmoniously with one another.



Shopping for day to day needs is well catered for by Broadway village including the well-known Broadway Deli, Butchers, Supermarket, Pharmacy and Doctors Surgery. More comprehensive facilities are located nearby at Evesham (5 miles), Cheltenham (15 miles) and Stratford-upon-Avon (16 miles).



The Lygon Arms Hotel has a Country Club to which local residents are able to take annual membership and further hotels and restaurants include Russells and The Broadway Hotel.



Some of the best schools in the country for boys and girls are found in nearby Cheltenham Malvern and Oxford.



Communications to and from Broadway are excellent, with the A40/M40 to the south east providing access to London (95 miles) and the M5 to the west providing access to the West Country and the North.



There is a regular mainline train service from Moreton-in-Marsh (8 miles) to London Paddington taking approximately 90 minutes.



Sporting facilities in the area include racing at Cheltenham, Worcester and Stratford-upon-Avon, golf at Broadway itself and numerous courses nearby.



The surrounding countryside provides a number of attractive walks and rides including The Cotswold Way.





Description of property

Russell House is a handsome Grade II listed Cotswold stone village house beneath a Welsh slate roof, dating back to 1791 with early C19 additions and late C19 alterations.

The house was a small coaching inn in the C17 before it was turned into a dwelling house in 1791. Both pavilions were built in 1793.

The Ice House was mentioned in an account of The Battle of Worcester in the mid C17 in which a prisoner was reportedly detained there.

Russell House is steeped in history and was previously bought in 1885 by Frank Millet, an American painter, sculptor, and writer who died in the sinking of the RMS Titanic on April 15, 1912.

John Singer Sargent, famous painter, paid his first visit to Broadway in September 1885. He had been invited to go to this little Worcestershire village by his friend, the American painter Edwin Austin Abbey. It was in the summers of 1885 and 1886 that Sargent painted Carnation, Lily, Lily, Rose in the gardens of Farnham House and Russell House. Following its exhibition at the Royal Academy, the painting was bought for the Tate Gallery in 1887.

The house itself offers an abundance of characteristic features including bowed sash windows with glazing bars, fluted pilasters, cornices and wood panelling.

The property is approached by steps leading up to the main door surrounded by a blocked archway and an iron openwork porch with leaded canopy.

Russell House is a six bedroom property set over three floors and offers 4,985 sq/ft of accommodation in need of updating.

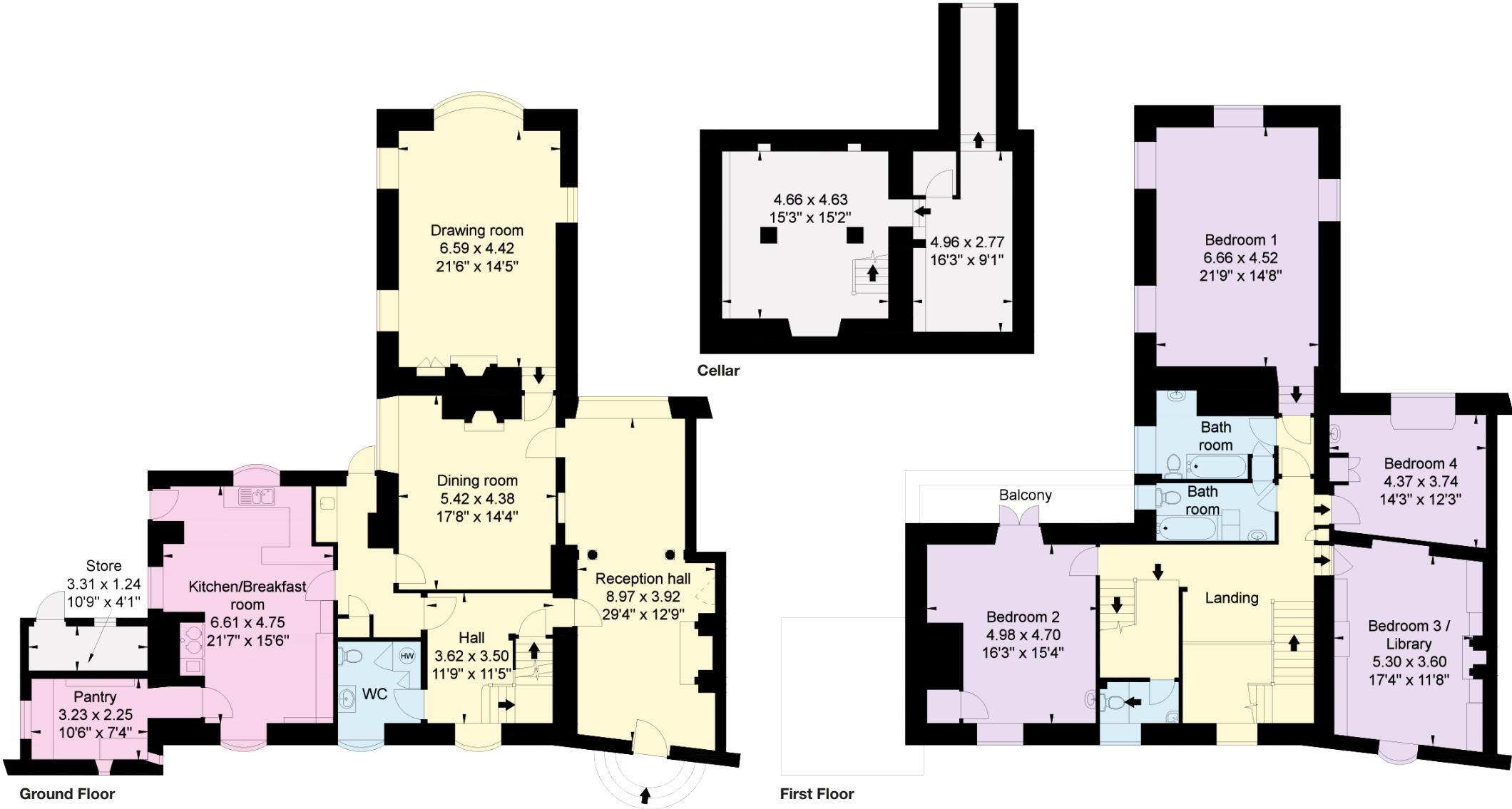




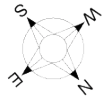
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area

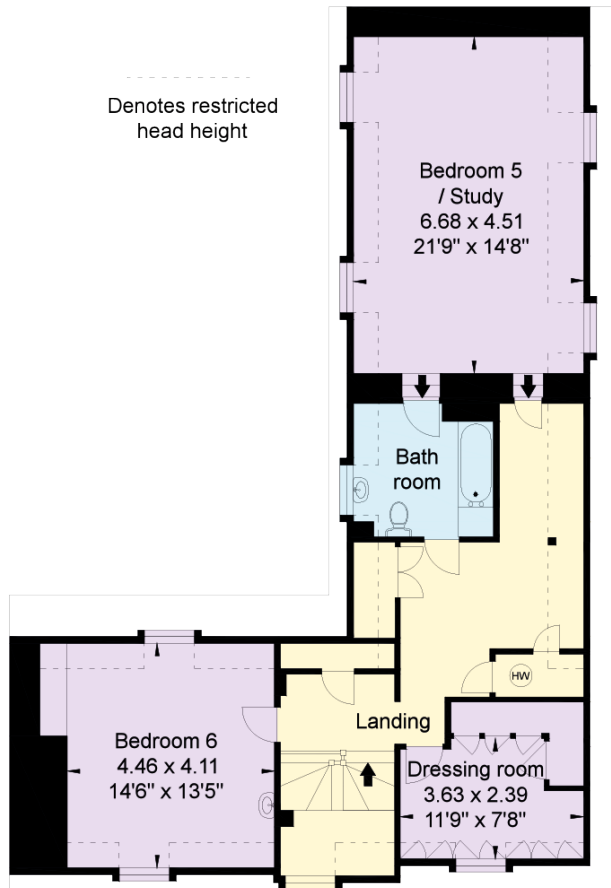
House: 463 sq m (4,985 sq ft)
Outbuildings: 83 sq m (895 sq ft)
Total: 546 sq m (5,880 sq ft)



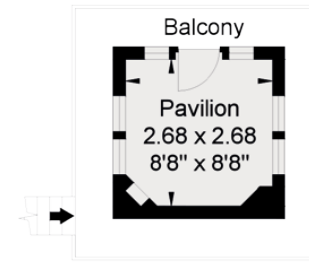
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



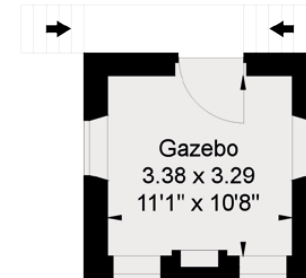
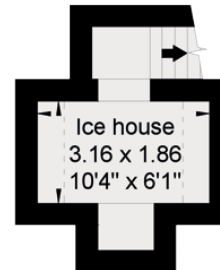
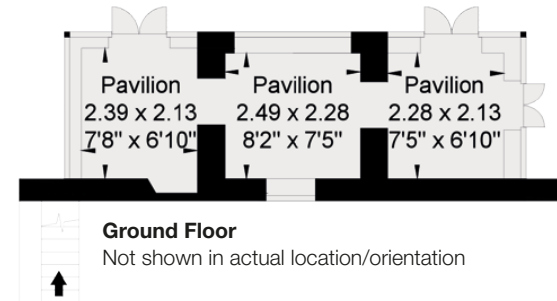
Denotes restricted
head height



Second Floor



First Floor



First Floor



Ground Floor
Not shown in actual location/orientation



Gardens and grounds

The Garden Pavilion is south east of the main house, a Grade II listed two storey Cotswold stone building with Gothic features, where the Broadway colony would take time to focus on painting.

The Grade II listed Gazebo is set to the east of the main house and was built in C18 of Cotswold stone and reportedly used as a tea room for the Broadway Colony.

There is also a Grade II listed Ice House in the grounds with steps leading down to a subterranean chamber with barrel vault.

There is a south facing terrace adjacent to the main house. Much of the garden is laid to lawn with raised beds, mature trees and shrubs including a fabulous Acacia tree.

Behind original fencing and a band of mature trees is a small paddock, originally the orchard with separate access from Lifford Gardens.





Services

The property benefits from mains water, electricity and drainage. Gas is available.

Fixtures and fittings

Only those items mentioned in these sales particulars together with carpets and some light fittings are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Terms

Tenure: Freehold

Local Authority

Wychavon District Council.
Telephone 01386 565000

Council Tax

Band: H

Directions (WR12 7BU)

From Stow-on-the-Wold, take the A424 then the A44 towards Broadway. Continue down Fish Hill and at the round-about on the outskirts of Broadway, turn left. Continue to the next round-about and turn right down the High Street. Pass the village green and the village hall and you will find Russell House after a short distance on your left hand side.

Viewing

By prior appointment only with the agents, Knight Frank, Stow-on-the-Wold Tel: 01451 600 610.



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