Loxley House
Broadwell • Gloucestershire
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An elegant house with superb gardens in a quintessential Cotswold village

Stow-on-the-Wold 1.7 miles, Moreton-in-Marsh 3.4 miles, Kingham 5 miles (London, Paddington 90 minutes), Cheltenham 19.5 miles, Oxford (A44) 28 miles

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Galleried reception hall with stone staircase • Drawing room leading to Garden room

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Dining room • Study • Kitchen/breakfast/family room • Utility room • Cloakroom

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Master bedroom with adjoining bath and shower room • Guest bedroom with adjoining shower room

Master bedroom with adjoining bath and shower room • Guest bedroom with adjoining shower room

Bedroom 3 with bath and shower room

Bedroom 3 with bath and shower room

Bedrooms 4 and 5 on the second floor • Shower room on the second floor

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Double garage with storage • Extensive private parking

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Gardens and south-facing terrace

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All set in just over 0.8 acre

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The impressive and immaculate Loxley House is located on the edge of the green in the heart of one of the finest North Cotswold villages. Properties of this nature are extremely rare, and as such, this is an exciting opportunity to purchase an outstanding home. This handsome house is constructed of mellow Cotswold stone, in part dating back to 1874 with sympathetic and characterful 2010 extensions.

The re-design of this home has captured the history and character of Cotswold architecture, it has been sympathetically updated and stylishly re-modelled to appeal to a modern lifestyle with minimal onward maintenance. The living space is well-proportioned with generous reception rooms and good ceiling height throughout, creating a wonderfully light and airy environment set over three floors.

The whole property has been finished to a very high standard including comprehensive CAT 5 wiring, an integrated sound system and underfloor heating on all floors.

There are most attractive Hartham Park stone fireplaces in the reception rooms and entrance hall, with double glazed stone mullioned windows and an attractive combination of light coloured marble and beautiful oak floors. The unique architect designed stone cantilevered staircase compliments the already impressive entrance hall. The generous bath and shower rooms have sleek modern fittings by Matki and Porcelanosa. The stylish eye-catching Edwin Loxley kitchen forms the heart of the house and combined with the seating area creates a clever modern touch.

The current owners have invested in re-landscaping and creating a stunning garden which compliments the house from all aspects. The garden is fully enclosed by traditional Cotswold stone walls, mature trees and Hornbeam and Yew hedges. The level lawns are interspersed by specimen trees, a tiny meandering brook and a pond. The large paved south-facing terrace has doors from the reception rooms, making it ideal for entertaining or simply relaxing in the sun.

The exterior of the house is covered with climbing Roses, Jasmine and Wisteria with a Magnolia under planted with Lavenders and Hydrangeas.

Broadwell village is an easy short drive to the everyday shopping facilities of Stow-on-the-Wold and Moreton-in-Marsh and to either railway station in Moreton-in-Marsh or Kingham on a direct line to London Paddington. Close at hand is also the increasingly popular Daylesford Farmshop and Spa all of which have made this pretty village so desirable.

There are a variety of private schools for all ages, such as Dormer House, Kitebrook and Kingham Hill and state schools within a short drive. In 2016 The Cotswold School in Bourton-on-the-Water was awarded ‘The Sunday Times Comprehensive School of the Year’. Bourton-on-the-Water is a 5.6 mile drive away, or the school bus stops at the shelter by the village green, a three minute walk away.

Whilst Loxley House is perfectly suited as a main home for a couple or family it would also be ideal as a lock up and leave second home.
**Situation**

Broadwell is a picturesque Cotswold village in an Area of Outstanding Natural Beauty and a Conservation Area. Broadwell has a church, pub, village hall and a thriving community. The traditional Cotswold stone houses and cottages are set around the beautifully maintained village green, which has a stream on its northern boundary. The village is in a delightful location surrounded by rolling hills and glorious panoramic views over the surrounding countryside and farmland.

Kingham and Moreton-in-Marsh have railway stations directly to Oxford and Paddington/ London. Further good quality local amenities are available at the market towns of Stow-on-the-Wold and Moreton-in-Marsh. Cheltenham and Oxford offer extensive educational, shopping, leisure and cultural facilities.

On the door step is a network of footpaths for extensive walking over glorious countryside including the Sezincote Estate. A particularly nice walk is to the popular Horse and Groom pub in the nearby village of Bourton-on-the-Hill. Bourton-on-the-Water offers an indoor swimming pool, leisure centre and two gyms. Other local attractions include the Longborough Festival Opera, which stages performances throughout the summer months and the Cotswold Food Store and Café selling locally grown organic produce. Botford Arboretum is also nearby. Recreational facilities include theatres at Chipping Norton, Cheltenham, Oxford and Stratford-upon-Avon; racing at Cheltenham, Warwick and Stratford-upon-Avon; golf at Burford, Lyneham and Naunton Downs.

**Accommodation**

**Ground Floor**

A Stone Porch with seats to both sides and port glazed wooden front door opens to the double aspect Reception Hall with stunning staircase built of Hartham Park stone with a gallery landing. Marble floor and a central stone fireplace. Coat cupboard. Dining Room and Garden Room, triple aspect with a stone fireplace and woodburner. French doors lead to the terrace and gardens. A stunning oak floor. Bookshelves.

Dining Room with a stone fireplace, marble floor and French doors to gardens.

Study: Marble floor. Well equipped for ‘home working’. View over the rear gardens.

Cloakroom.

Kitchen/Breakfast/Family Room, double aspect with a well-appointed Edwin Loxley kitchen with extensive granite work tops, beautifully fitted wall and floor cupboards and drawers, incorporating a gas range cooker with six hobs, griddle, two ovens and an extractor fan set above. Built-in larder units. Dishwasher, large fridge/freezer with ice maker, larder cupboards to both sides. A central island with breakfast bar.
The family area has a stone fireplace with plenty of space for sofas. Book shelves and further cupboards. Marble floor leading to the Utility Room with a matching range of base and wall cupboards, worktop with a sink. Washing machine, tumble dryer, freezer and oil fired central heating boiler.

**FIRST FLOOR**


**Guest Bedroom** with oak floor, wardrobes, double height ceiling, view over the gardens. **Showers Room** with large glazed shower cubicle, mounted washbasin, WC and heated towel rail. Part tiled walls and stone floor. **Bedroom 2** with view over the rear garden. Wardrobes. Double height ceiling and oak floor. Bath and Shower Room with a free-standing bath, glazed shower cubicle, WC, hand basin, heated towel rail, tiled floor and part tiled walls.

**SECOND FLOOR**

**Landing with storage.** Carpet. **Bedroom 4** with view over the garden. **Bedroom 5** also overlooks the gardens. Carpet. **Bedroom 3** with view over the gardens. **Shower Room** with tiled shower, washbasin, WC, heated towel rail. **Bedroom 2** with view over the gardens. **Bedroom 3** with view over the gardens. **Wardrobes.** Double height ceiling and oak floor. **Bathroom and Shower Room** with a free-standing bath, glazed shower cubicle, WC, hand basin, heated towel rail, tiled floor and part tiled walls.

**OUTSIDE**

Loxley House is approached over a shared tarmac drive from the lane then via a short gravelled driveway marked by the five bar gate, leading to extensive gravelled parking and a double garage. The attached **Double Garage** has a pair of up and over doors. Storage space above, fully boarded with a ladder.
Loxley House
Approximate Gross Internal Area = 324 sq m / 3467 sq ft
(Excluding Void)
Garage = 34.8 sq m / 374 sq ft
Total = 358.8 sq m / 3861 sq ft

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VIEWING
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