



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
(All times and distances approximate)

Galleried reception hall with stone staircase • Drawing room leading to Garden room
Dining room • Study • Kitchen/breakfast/family room • Utility room • Cloakroom

Master bedroom with adjoining bath and shower room • Guest bedroom with adjoining shower room
Bedroom 3 with bath and shower room

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

Double garage with storage • Extensive private parking

Gardens and south-facing terrace

All set in just over 0.8 acre

The London Office
40 St James's Place
London
SW1A 1NS
enquiries@tlo.co.uk
T: 020 7839 0888
www.thelondonoffice.co.uk



Butler Sherborn
Stow-on-the-Wold Office
Parklands House, Park Street
Stow-on-the-Wold, GL54 1AQ
stow@butlersherborn.co.uk
T: 01451 830731
www.butlersherborn.co.uk



DESCRIPTION

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 gardens are 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 railways stations 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' and has for the fourth consecutive time, received Outstanding Ofsted across all categories. 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. This 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. Batsford 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 part glazed wooden front door opens to the double aspect **Reception Hall** with stunning staircase built of Hartham Park stone with a galleried landing. Marble floor and a central stone fireplace. Coat cupboard. **Drawing 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 chilling drawers. Sink unit. Dishwasher and 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, worktops with a sink. Washing machine, tumble drier, freezer and oil fired central heating boiler.

FIRST FLOOR

Galleried Landing with cupboard and staircase to the second floor. Airing cupboard housing hot water cylinder and CAT 5 and TV distribution boxes. **Master Bedroom** with double aspect views over the beautiful gardens. Wardrobes. Double height ceiling. Oak floor. **Bath and Shower Room** with free-standing bath, glazed shower cubicle, a pair of washbasins, WC and two heated towel rails. Cupboards and display shelves. Stone floor and part-tiled walls. View over the rear garden. Second airing Cupboard. **Guest Bedroom** with oak floor, wardrobes, double height ceiling, view over the gardens. **Shower Room** with large glazed shower cubicle, mounted wash basin, WC and heated towel rail. Part tiled walls and stone floor. **Bedroom 3** with view over the gardens. 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. Carpet. **Bedroom 5** also overlooks the gardens. Carpet. **Shower Room** with tiled shower, washbasin, WC, 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.



Stone paving and a gravelled path lead to the inviting stone porch and front door. A beautiful raised box hedge garden incorporates Roses, Catmint, Alliums And Tulips, which has been created around the well. The front garden boundary is a Cotswold stone wall with a mature Hornbeam hedge. Distinctive Ash and Silver Birch trees.

To the western aspect Hornbeam hedges lead to the rear garden, where superb mature specimen trees and established shrubs intersperse the lawn. One particular tree is believed to be a rare Fossil Tree, grown from the first seeds sent to Kew in 1948. A gently meandering shallow brook leads to the stream and pond at the end of the garden, which has stunning Irises and Lilies in the summer months. The Yew hedge lines the western boundary and to the east there is a most attractive deep flower and shrub border, which offers colour and textures throughout most of the year. The stone paved terrace wraps around the southern and western aspects of the house, with doors from all main reception rooms and the kitchen making it ideal for entertaining. There is also a wooden garden shed. In all amounting to just over 0.8 acre.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. The range cooker is supplied by bottled gas. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains and garden ornaments are excluded. Some may be available by separate negotiation if required.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX. Tel: 01285 623000 www.cotswold.gov.uk



COUNCIL TAX

Band G

VIEWING

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888.

E stow@butlersherborn.co.uk

DIRECTIONS (GL56 0TL)

From Stow-on-the-Wold, take the Fosse Way (A429) towards Moreton-in-Marsh, after the supermarket traffic lights, take the first turning right signposted to Broadwell. Continue downhill into the village, turn right at the village green, then left, driving around the green and through the ford. Loxley House is on the left hand side, marked by the tarmac driveway and five bar wooden gate.

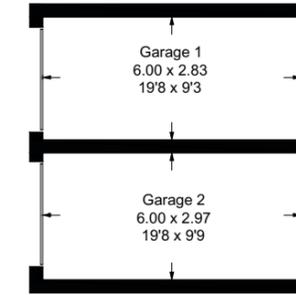
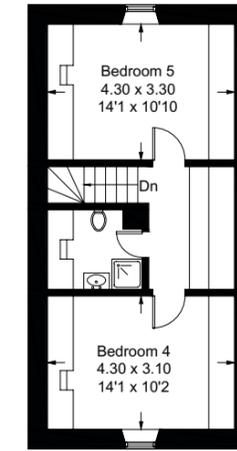


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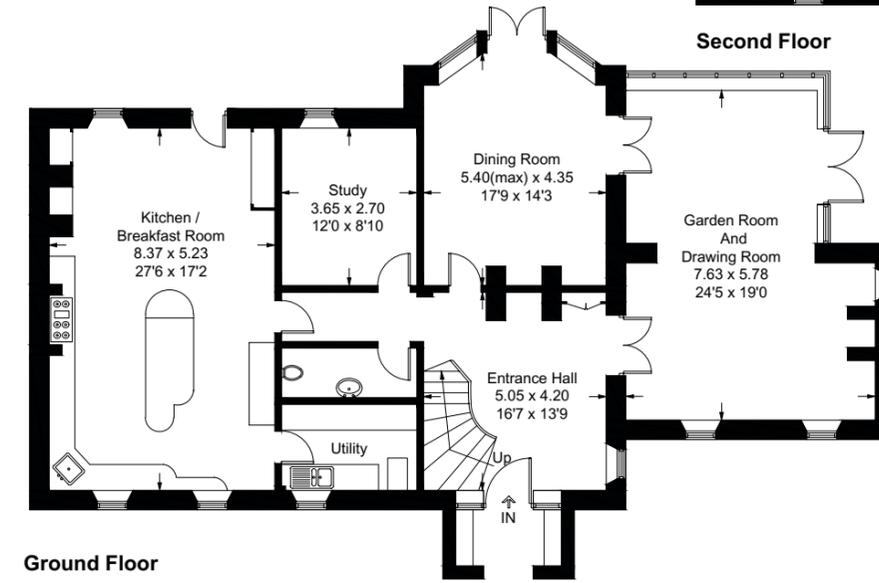
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Loxley House

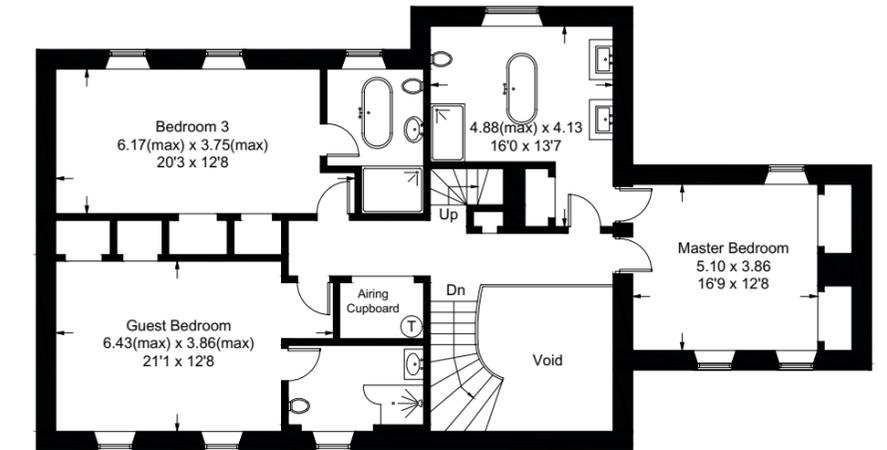
Approximate Gross Internal Area = 324 sq m / 3487 sq ft
 (Excluding Void)
 Garage = 34.8 sq m / 374 sq ft
 Total = 358.8 sq m / 3861 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

