



# Brookside

Broadwell, Moreton-in-marsh, Gloucestershire GL56 0UF

Mark David  
ESTATE AGENTS



# BROOKSIDE

---

BROADWELL, MORETON-IN-MARSH, GLOUCESTERSHIRE  
GL56 0UF

*A completely refurbished stone built two bedroom detached residence, situated in an elevated position within this highly sought after Village.*

## **Brief Ground Floor Accommodation**

Entrance Hall, Cloakroom, Study, Sitting Room,  
Kitchen, Dining Room, Conservatory.

---

## **Brief First Floor Accommodation**

Master Bedroom with Dressing Room and En-Suite  
Bathroom Room, Bedroom with En-Suite Shower  
Room.

---

## **Brief Outside Space**

Brookside sits in an elevated position within the village, set behind a five-bar gate and stone wall, there is ample of driveway parking with landscaped gardens to the side and rear of the property. There is a stone paved terrace adjacent to the Orangery and Summer House.

In all about 1930 sq.ft./ 179.3 sq.m.

**OIEO: £1,000,000**





## ACCOMMODATION

### GROUND FLOOR

**FRONT DOOR:** LEADS INTO HALLWAY, ENGINEERED OAK FLOORBOARDS, STAIRS RISING TO FIRST FLOOR LEVEL, BRACE AND LATCH DOOR INTO

**SITTING ROOM:** ENGINEERED OAK FLOORING, DUAL ASPECT STONE MULLION WINDOWS, FEATURE WOOD BURNER WITH STONE SURROUND AND MARBLE HEARTH EXPOSED BEAM.

**STUDY:** STONE MULLION LEADED WINDOW TO REAR ASPECT, ENGINEERED OAK FLOOR.

**KITCHEN:** STONE MULLION WINDOWS TO FRONT ASPECT, CAST IRON RADIATORS, WINE COOLER, BESPOKE KITCHEN UNITS WITH INTEGRAL DISHWASHER, LIEBHERR FRIDGE FREEZER, BOSCH COFFEE MAKER, AND MICROWAVE. FOUR RINGED MELIA HOB, DOUBLE NESS OVEN, EXTRACTOR HOOD, INSTANT HOT TAP AND SPARKLING WATER, FEATURE WOOD BURNER FIRE, CEILING SPOTLIGHTS, BRACE AND LATCH DOOR TO

**DINING ROOM:** ENGINEERED OAK FLOORBOARDS, CAST IRON RADIATOR, EXPOSED BEAM, CEILING SPOTLIGHTS, DOOR TO

**ORANGERY:** UNDERFLOOR HEATING TO FLAGSTONE FLOOR. A WONDERFUL RECEPTION ROOM WITH AMPLE LIGHT FROM ALL SIDES AND A GLASS CEILING, FULLY DOUBLE GLAZED BESPOKE WINDOWS AND FRENCH DOOR THAT OPENS OUT ONTO THE REAR STONE PAVED TERRACE.

### FIRST FLOOR

#### LANDING

**BEDROOM ONE:** DUAL ASPECT WINDOWS, SEPARATE DRESSING ROOM WITH BUILT-IN WARDROBES.

**EN-SUITE BATHROOM:** WINDOW TO REAR ASPECT, ROLLED TOP BATH WITH SHOWER ATTACHMENT, LOW LEVEL WC, HAND WASH BASIN WITH CUPBOARD UNDERNEATH, WALK-IN SHOWER.

**BEDROOM TWO:** STONE MULLION WINDOW, BUILT-IN DOUBLE WARDROBE, DOWNLIGHTERS, CAST IRON RADIATOR.

**EN-SUITE SHOWER ROOM:** DOUBLE GLAZED WINDOW TO REAR ASPECT, OAK FLOORBOARDS, HAND WASH BASIN, WALL MOUNTED VANITY UNIT, HEATED TOWEL RAIL, WALK-IN SHOWER.

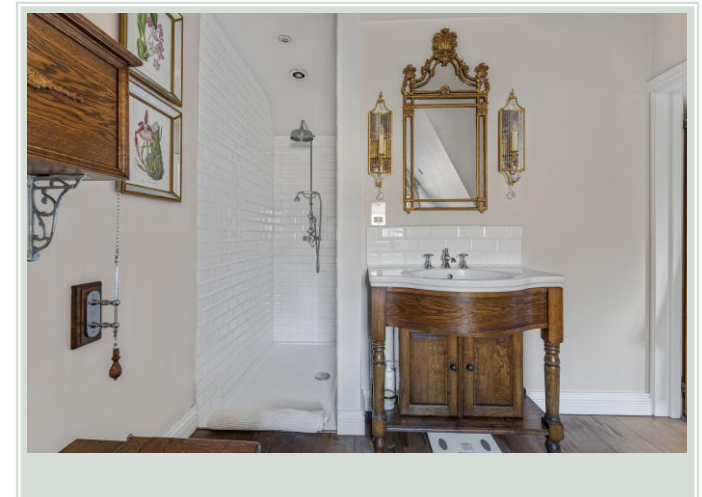
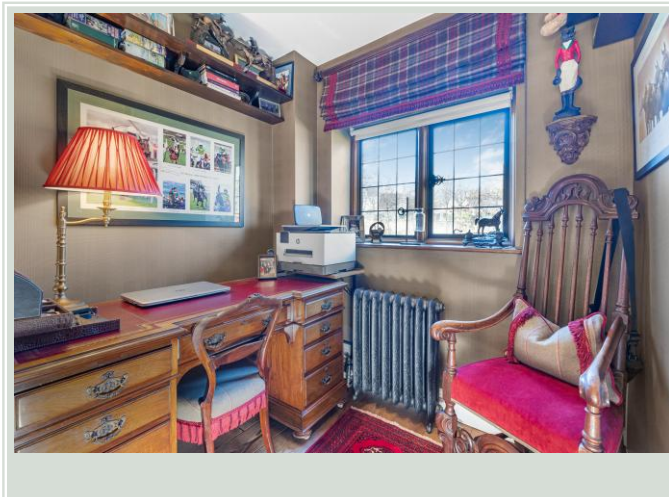


## SITUATION & AMENITIES

BROADWELL IS A CHARMING VILLAGE FULL OF CHARACTERFUL STONE-BUILT HOUSES. SITUATED JUST OVER A MILE FROM STOW-ON-THE-WOLD, AND FOUR MILES FROM CHIPPING NORTON. THE VILLAGE GREEN PROVIDES THE FOCAL POINT OF THE VILLAGE AND HAS A WELL-REGARDED PUB , THE FOX INN, VILLAGE HALL AND CHURCH WITH THE RENOWNED DAYLESFORD ORGANIC FARM SHOP AND SOHO FARMHOUSE SHORT DRIVE AWAY.

## DISTANCES

CHIPPING NORTON C. 9 MILES  
SOHO FARMHOUSE C. 16 MILES  
WOODSTOCK C. 20 MILES  
BANBURY C. 20 MILES  
STRATFORD UPON AVON C. 20 MILES  
BICESTER C. 31 MILES  
OXFORD C. 30 MILES  
LONDON C. 90 MILES





## SERVICES

The property has gas fired central heating throughout. Mains drainage, water and electricity are also connected to the property

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

## TENURE

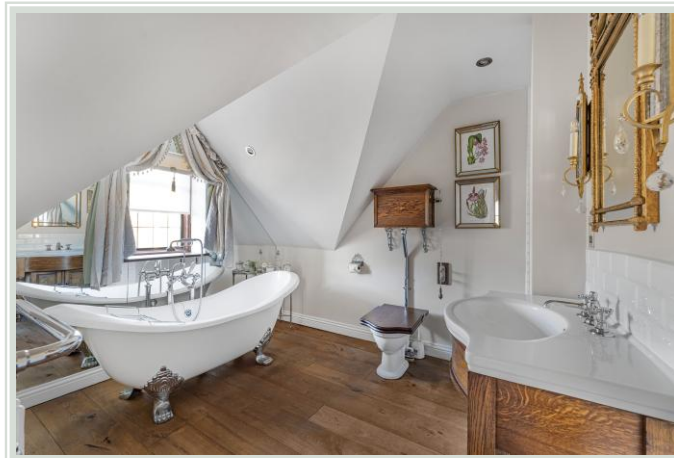
Freehold

## LOCAL AUTHORITY

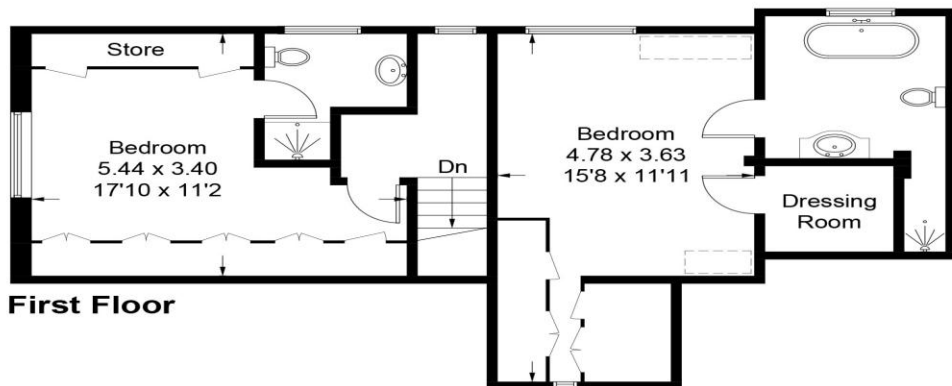
Cotswold District Council  
Council Tax Band: F

## VIEWINGS

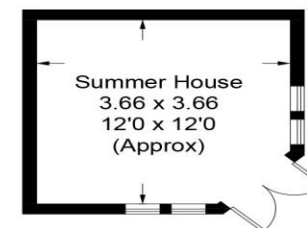
Strictly by prior appointment only with the agents,  
Mark David Estate Agents, Chipping Norton  
01608 644944



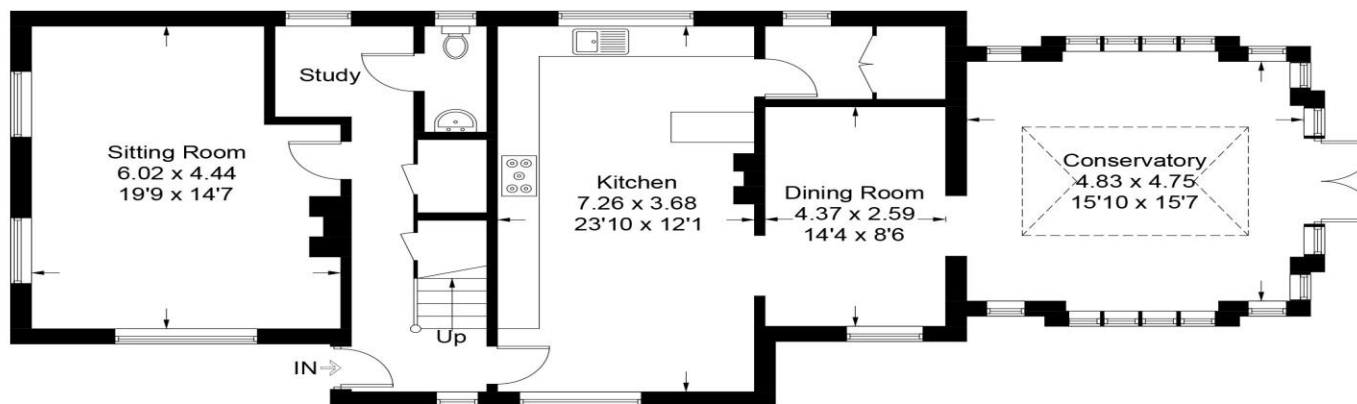
Approximate Gross Internal Area = 179.3 sq m / 1930 sq ft  
 Summer House = 12.8 sq m / 138 sq ft  
 Total = 192.1 sq m / 2068 sq ft



**First Floor**



(Not Shown In Actual Location / Orientation)



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1159662)

# Mark David

ESTATE AGENTS

9 Market Place, Chipping Norton, Oxfordshire  
 OX7 5NA  
 Tel: 01608 644944  
 Email: [chippingnorton@mark-david.co.uk](mailto:chippingnorton@mark-david.co.uk)

### Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

M1206



Branches also at: Banbury, Deddington & London

[www.mark-david.co.uk](http://www.mark-david.co.uk)  
[www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)

