

FIELD SIDE HOUSE

BROADWELL, LECHLADE, GLOUCESTERSHIRE



savills



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An exceptional Grade II Listed Cotswold house with a delightful rural aspect

Lechlade 4 miles, Burford 6 miles, Cirencester 17 miles, Oxford 23 miles
(Distances approximate)

Reception Hall, Double Reception Room, Dining Room, Kitchen/Breakfast Room, Cloakroom, Utility Room
Three Bedrooms, Three Bath/Shower Rooms
Double Garage with Studio Room above, Summerhouse/Office
Landscaped Gardens, Private Parking

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, centered within a solid yellow square.

SAVILLS CIRENCESTER

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DIRECTIONS (GL7 3QS)

From Lechlade head in a northerly direction towards Burford on the A361. After approximately three miles turn right signposted to Filkins and Broadwell. Immediately on entering Filkins fork right to Broadwell. After passing the speed de-restriction sign turn right signposted Kings Lane. Follow this road until the end, turn right and Fieldside House will be found on the right hand side after a short distance (the entrance is at the garage gateway which is before the house itself).

SITUATION

Broadwell is an idyllic Cotswold hamlet which is found between the villages of Kencot and Langford. On the Gloucestershire/Oxfordshire border. The house is convenient for the market towns of Burford and Lechlade, often referred to as the gateway to the Cotswolds. It is convenient for the commuter to Oxford and access to London is straightforward, via the M40 and Oxford railway station direct into Paddington. Everyday facilities can be found in the neighbouring towns and there is a Waitrose supermarket in each of Cirencester, Faringdon and Witney.

There are award winning pubs nearby including The Bell Inn at Langford, The Five Alls at Filkins and The Swan at Southrop along with Blake's in Clanfield – a wonderful local bakery café and post office. Other recreational pursuits include boating on the river Thames, polo at Cirencester Park, golf at Burford, an opera festival at Longborough and theatres in Oxford, Cheltenham and Swindon. The Cotswold Wildlife Park is nearby and the village itself has a tennis club and there are local equestrian facilities available.





The area is well served with popular schools. The village itself has a nursery and neighbouring Langford offers the nearest primary school, whilst secondary schools can be found at Carterton and Burford. In the private sector are St Hugh's, Cokethorpe, Abingdon Schools, Cothill and Pinewood are all in easy striking distance.

DESCRIPTION

Fieldside House is a beautifully presented Grade II Listed house which dates back to the 17th Century. The house has been completely renovated by the present owners who have also sympathetically enlarged to the rear so as to provide a superb kitchen/breakfast room which looks out over pastureland. On the opposite side of the house a timber framed summer dining room has been added and again has a delightful aspect and direct access into the garden.

Internally the front door opens into a generous sized reception hall with fireplace, ceiling beam and stone mullioned windows which are also evident throughout the house. Approached off the hall is the dining room with fireplace. The room connects with the drawing which in turn opens out into the oak framed, vaulted summer room. The drawing room possesses a fireplace with wood burning stove.

The kitchen/breakfast room is an excellent space, naturally well lit and includes an eating area from which three French doors open out onto the west facing garden terrace. The kitchen area includes wall and floor cupboards and a Belfast sink. A door leads into the utility room off which is the cloakroom.

On the first floor there is a particularly good sized master bedroom suite (originally two bedrooms) which incorporates an en suite bathroom with a separate shower. There is a further bedroom and en suite bathroom on this floor. The main staircase continues up to the third bedroom having exposed timbers and its own shower room.



OUTSIDE

The level and mainly walled garden has been landscaped and provides a very attractive setting as well as plenty of parking space. Close to the entrance is the double garage with work space and a staircase leading up to a studio room. It is thought that self contained living space could be provided subject to the necessary consents being obtained. Between the garage and the house is an Arts and Crafts inspired summerhouse with panelled walls creating a light and airy office.

TENURE

Freehold with vacant possession upon completion.

SERVICES

Mains water and electricity, private drainage. Oil fired boiler.

LOCAL AUTHORITY

West Oxfordshire District Council. Tel: 01993 861000.

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

VIEWING

Strictly by appointment with the agents.



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Approximate Gross Internal Area:
Main House: 2820 Sq Ft - 262 Sq M
Outbuildings: 118 Sq Ft - 11 Sq M
Garage: 979 Sq Ft - 91 Sq M
Total Area: 3917 Sq Ft - 364 Sq M



