

THE STABLE

PADDLE BROOK BARN • MORETON-IN-MARSH • GLOUCESTERSHIRE • GL56 9QT



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**A contemporary and recently
refurbished barn conversion with
exceptional equestrian facilities
and outstanding views**

Moreton-in-Marsh 3 miles

(mainline station to London Paddington from 90 minutes),

Shipston-on-Stour 4 miles · Stow-on-the-Wold 8 miles,

Chipping Norton 12 miles · Cheltenham 26 miles,

Oxford miles 32 miles

(all distances and times are approximate).

GROUND FLOOR:

Entrance hall · Sitting room · Kitchen/family room

Dining area, Master bedroom with en suite shower room

Guest cloakroom

SECOND FLOOR:

Two second floor bedroom suites and cinema room

EQUESTRIAN FACILITIES:

Five stables · Tack room · Feed room · Horse walker

Olympic-sized ménage · Paddocks and field shelter

OUTSIDE

Landscaped gardens · Carport with store and parking

About 5 acres.





SITUATION AND COMMUNICATIONS

- Close to the thriving market town of Moreton-in-Marsh with traditional Cotswold properties, hospital, bank, dentist, library, swimming pool and a wide range of specialist shops as well as shops providing for everyday needs.
- Mainline station to London Paddington at Moreton-in-Marsh.
- Within the Cotswold Area of Outstanding Natural Beauty.
- 11 miles from Kingham and Daylesford Organics.
- 17 miles to Soho Farmhouse at Great Tew.
- North-south A429 providing access to larger centres.
- Good access to the M40 (Junctions 8, 9, 10 and 11) providing easy access to London, Heathrow Airport and the Midlands.
- Excellent range of private and state schools both locally and further afield.
- An abundance of fine walks and bridleways.
- Golf courses at Naunton Down, Chipping Norton, Burford and Broadway.
- National Hunt Racing at Stratford-upon-Avon and Cheltenham.
- Many fine houses and gardens to visit across the region.

THE STABLE AT PADDLE BROOK BARNS

The Stable forms part of the complex of Paddle Brook Barns conveniently located between Moreton-in-Marsh and Shipston-on-Stour. The accommodation provides for extremely versatile modern living with equestrian life in mind. The heart of the home is a wonderful L-shaped kitchen/dining/sitting room with the kitchen being the hub of family life. The kitchen has recently been refurbished and has a four oven Aga, ceramic hob, a number of glazed fronted units, granite worktops and a breakfast bar. There is also a useful utility room which provides additional storage.

The front door leads into a spacious hall with double doors leading into the dining room, at the far end of which is the kitchen. Around the corner is a cosy sitting room with double doors leading out to the terraced lawn and on to the impressive stable block. Also off the hall is the ground floor master bedroom with en suite bathroom.



The sitting room lies beyond the kitchen with a Clearview wood burning stove and a flight of stairs leading to a galleried room which would also make an ideal office. The second flight of stairs leads out of the hall to two en suite bedrooms.

Outside the equestrian facilities are second to none. There are five spacious breeze block stables clad in timber, a tack room and additional hay storage facility. Beyond this is a horse walker and an Olympic-size ménage with floodlights, viewing deck and mirrors. The exceptional facilities combine to make this a really rare equestrian facility. In addition there are about 3.4 acres of paddocks divided by post and rail fencing. There is a small field shelter and overflow storage for hay etc.

There is a level lawn connecting the house to the stable block and spectacular views in virtually every direction from both the house and the land.

This is a special opportunity to acquire a superb country property in a wonderful setting with valuable equestrian amenities.





GENERAL INFORMATION

LOCAL AUTHORITY

Cotswold District Council. Telephone 01285 623000.

Council Tax: Band E.

SERVICES

Mains electricity. Private shared drainage. Private water supply.

Oil fired central heating. Air conditioning. Telephone line subject to BT transfer regulations.

TENURE

The property is for sale Freehold. The Ditchford Hill Management Company, of which each of the six property owners is a shareholder, owns the driveway and maintains the communal areas and the shared private drainage system.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.



THE STABLE

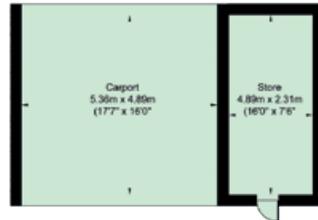
Approximate Gross Internal Area:

Main House: 284.55 sq.m. / 3062.87 sq.ft.

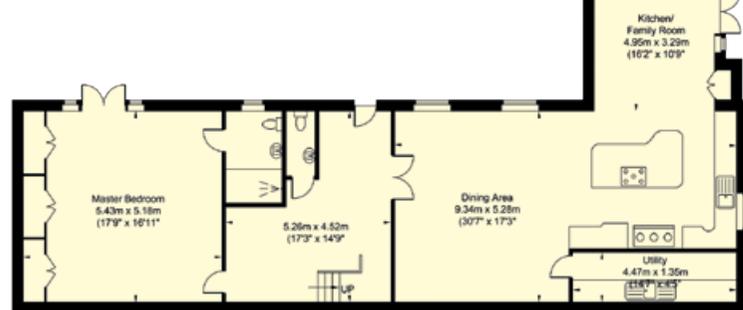
Carpport/Store : 38.97 sq.m. / 419.46 sq.ft.

Stable: 128.16 sq.m. / 1379.50 sq.ft.

Total: 451.68 sq.m. / 4861.84 sq.ft.



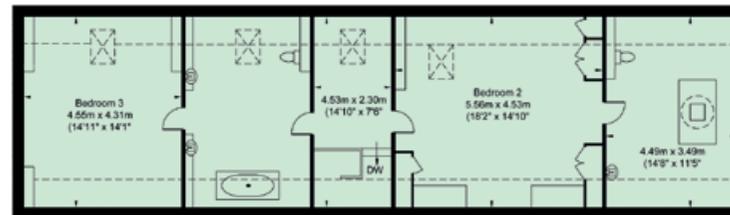
First Floor above sitting room



Ground Floor



Stable



First Floor

TOWN AND COUNTRY PLANNING

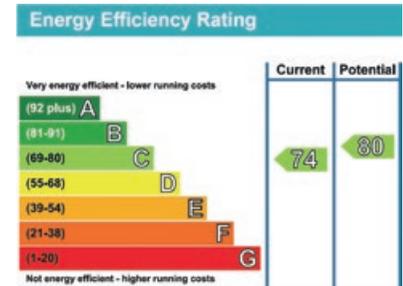
The property lies within the area administered by Cotswold District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

DIRECTIONS GL56 9QT

From Stow-on-the-Wold proceed north on the Fosseyway. Proceed through Moreton-in-Marsh and continue north on the Fosseyway. After approximately 3 miles turn left signposted to Paxford then turn immediately right into Paddle Brook Barns through the wooden electric gates. Turn right under the archway into the courtyard where The Stable will be found on the left hand side.

VIEWING

Strictly by prior accompanied appointment with Savills.



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be 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. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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SAVILLS STOW-ON-THE-WOLD

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