

# BURHILL FARM

BUCKLAND • BROADWAY • WORCESTERSHIRE



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WORCESTERSHIRE • WR12 7LY

A family home with land on the edge  
of a popular North Cotswold village,  
subject to Agricultural Occupancy Condition

About 8.5 acres (3.5 Ha)

Broadway 2 miles • Winchcombe 7 miles

Moreton-in-Marsh (mainline station London/Paddington  
90 minutes) 13 miles

M5 (J9) 14 miles • Cheltenham 14 miles

Stratford-upon-Avon 24 miles

(all distances and times are approximate).

## Ground Floor

Reception hall • Kitchen/breakfast room • Garden room

Utility • Dining room • Sitting room • Study

Two cloakrooms

## First Floor

Master bedroom with en-suite

Two further bedrooms with en-suites • Bedroom four

## Lower Ground Floor

Games room • Store room

Boot room • Double garage





## BURHILL FARM

Burhill Farm is discreetly located at the top of the valley above the small hamlet of Buckland. The property is approached from the village lane onto a tarmac and gravelled driveway with ample parking in front of the property. Burhill Farm is an attractive L shaped property dating from 1982 and constructed of Cotswold Bradstone underneath a tiled roof. The accommodation is extremely well presented and arranged over three floors. Features throughout include oak framed windows, some with double glazed units and others with metal single glazed insets, together with panelled wooden doors, feature beams and ceiling coving.

Steps lead up from the drive to a raised terrace and to the oak double glazed front door. The entrance hall has an attractive wooden parquet floor and is split level with two steps leading up to the dining room and kitchen. A staircase rises to the first floor. To one side is the elegant drawing room, with windows to three sides enjoying views up and down the valley. The focal point of the room is a wide open fireplace with stone hearth with a bay window at one end and to the side a pair of sliding doors leading

onto the terrace by the front door. Next door the study features a fine parquet floor with attractive views over the garden to one side and the land beyond. The dining room is located at the rear of the house with windows to two sides including a bay window and ceiling coving.

The kitchen/breakfast room features a range of wall and base units together with an eye level Miele double oven and a two oven oil fired Aga. At the far end of the room is a large area for informal dining. A door leads out into a superb garden room with oak double glazed windows to three sides enjoying delightful views over the garden beyond and down the valley. The room features an oak floor, together with a door onto a terrace overlooking the garden. From the kitchen, a door leads into a large utility room with Belfast sink together with a separate wc and a door to the garden beyond. Steps lead down to the ground floor with a store room currently used for the storage of logs and the chest freezer. Beyond is a large boot room which also houses the boiler with a door leading into the integral double garage with a pair of

electrically operated sectional roller doors. At one end of the garage is a workshop area.

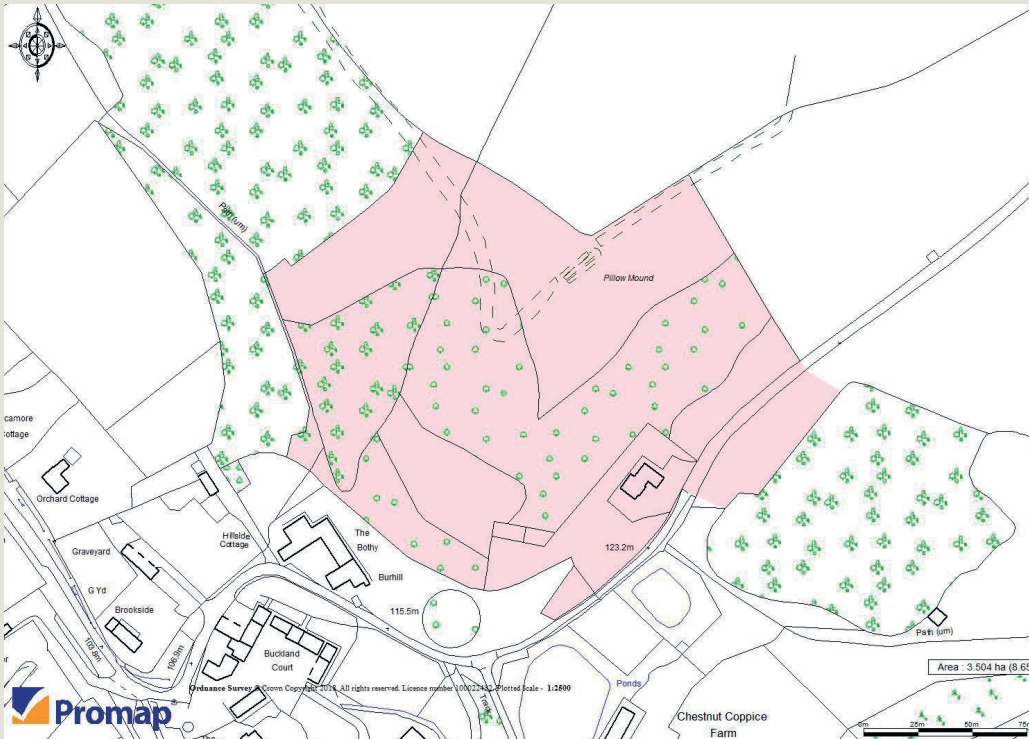
From the entrance hall, stairs rise to the first floor with a tall picture window on the half landing giving a view up the garden. The master bedroom suite is generously arranged with a dressing area and en-suite bathroom. Overhead are two small Velux windows with views up the sloping rear garden. The bedroom itself is a large double room with windows to two sides enjoying views down the valley and into the canopy of the trees. Bedroom 4 is a single bedroom with a shower and separate wash-hand basin. Along the corridor there is a separate wc. Bedroom 2 is a well-proportioned room with views over the garden to the side together with a well-appointed en-suite shower room. At the front of the property is bedroom 3 with a double aspect and en-suite shower room. To the side of the steps leading up to the front door is an integral garden store, and around the side of the garage and located below the orangery is a large purpose built snooker room with windows to two sides, integrated bench seats and with a separate door onto the driveway.

## OUTSIDE

Burhill Farm has been built into a bank set into the top of the valley above Buckland. From the side of the house a meticulously maintained wide grass path rises gently up through the garden with sloping banks either side left to wild flowers. At the far end of the main path is a greenhouse with a further path up the hill to the right bordered on one side with a post and rail fence draped in a glorious white wisteria. At the top of this path is a field gate into the mown top paddock with a soft fruit cage by the gate. The land slopes up to the top boundary with a line of fine old oak trees.

Around the house itself are well planted flower borders and a paved path passes behind the property. Adjacent to the village lane is a lower garden with an area of level lawn.





## SITUATION AND COMMUNICATIONS

Burhill Farm is situated on a no-through lane in the quintessential Cotswold village of Buckland, which lies under the Cotswold escarpment on the Gloucestershire/ Worcestershire borders, at the foot of Burhill. The village comprises a range of Cotswold stone properties situated along the main village street with the Church of St Michael in the centre. It is thought to have the oldest Rectory in England, which stands next to The Manor, now a beautiful hotel. Broadway and Winchcombe are both close by and offer facilities for everyday living.

The Regency spa town of Cheltenham is about fourteen miles away and provides excellent schooling in both the state and private sectors. It also offers wonderful leisure activities including literature, cricket and music festivals along with the famous racecourse which plays host to the Gold Cup every spring.

The surrounding countryside provides wonderful walking and riding over the many footpaths and bridleways.

## GENERAL INFORMATION

### Town and Country Planning:

The property lies within the area administered by Tewkesbury 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.

**Services:** Mains water and electricity.

Drainage via septic tank.

Oil fired central heating and a two oven Aga.

**Council tax:** Band F.

**Local Authority:** Tewkesbury Borough Council. Tel: 01684 295 010.

**Tenure:** Freehold.

**EPC:** E.

### Directions WR12 7LY

From Broadway take the B4632 signposted to Winchcombe and Cheltenham. Proceed along this road for about one and a half miles and take the second turning left signposted to Buckland. Proceed through the village passing the Church and continue around a left hand bend and up the hill towards signs for Burhill Farm and the house will be found on the left hand side.

### Wayleaves, Easements and Rights of Way:

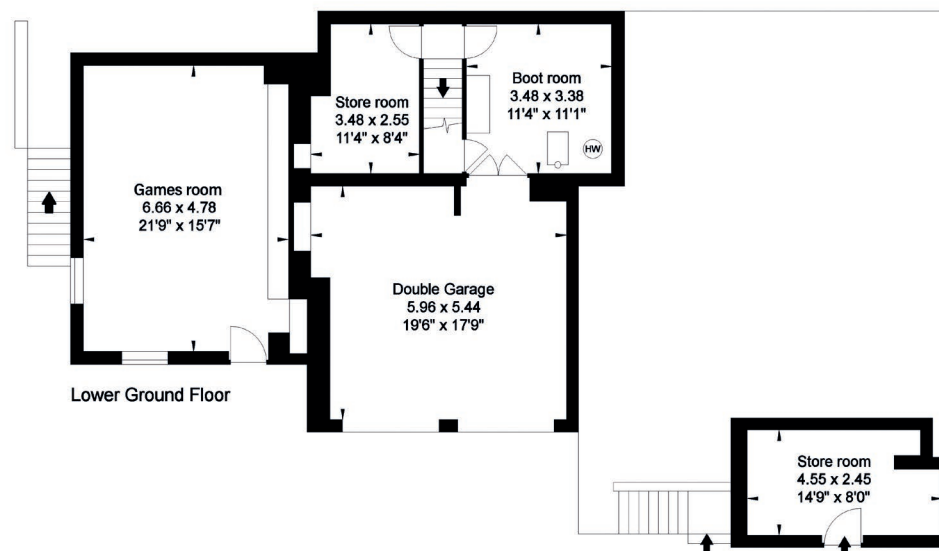
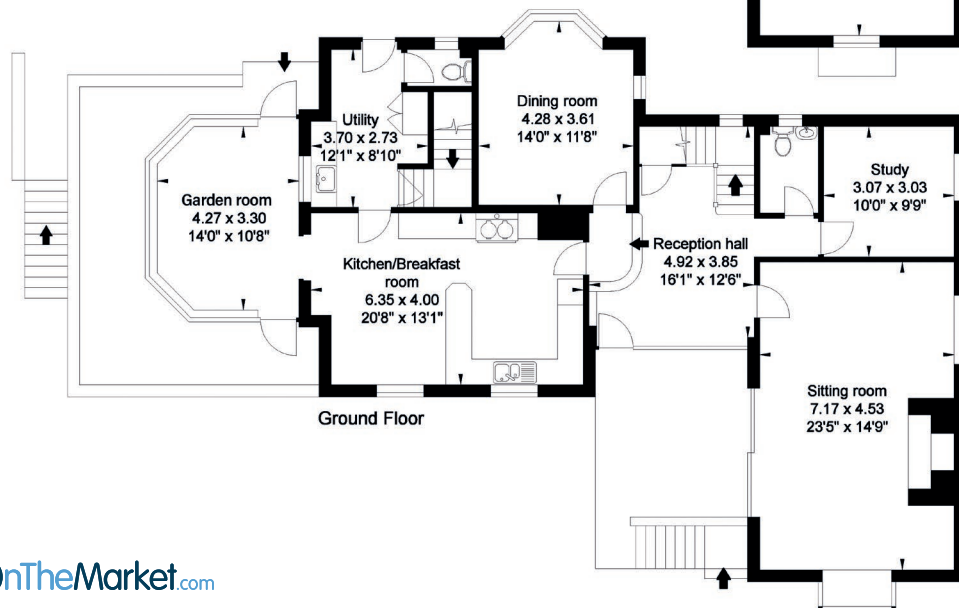
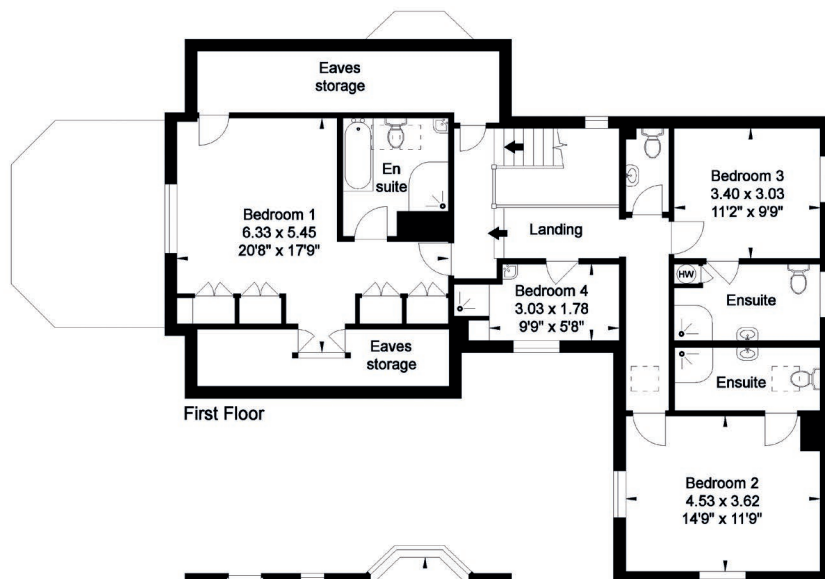
The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other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

**Agents Note: Please note that the property is subject to an Agricultural Occupancy Condition under the Town and Country Planning act 1971.**

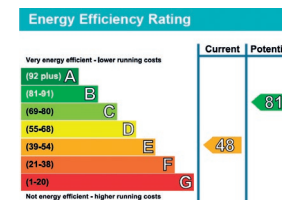
**The relevant paragraph reads:**

**(f) The occupation of the dwelling shall be limited to persons employed or last employed solely or mainly and locally in agriculture as defined by section 290 (1) of the Town and Country Planning Act, 1971, or in forestry and the dependants (which shall be taken to include a widow or widower) or such persons.**

**We strongly recommend you take advice from a solicitor or suitably qualified advisor about the Agricultural Tie before traveling to visit.**



**BURHILL FARM**  
 Approximate Gross Internal Area:  
 Total: 335 sq.m. / 3606 sq.ft.



#### IMPORTANT NOTICE:

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