



# PEEWIT LODGE

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BARTON-ON-THE-HEATH ♦ MORETON-IN-MARSH ♦ GLOUCESTERSHIRE ♦ GL56 0PQ









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BARTON-ON-THE-HEATH, MORETON-IN-MARSH,  
GLOUCESTERSHIRE, GL56 0PQ

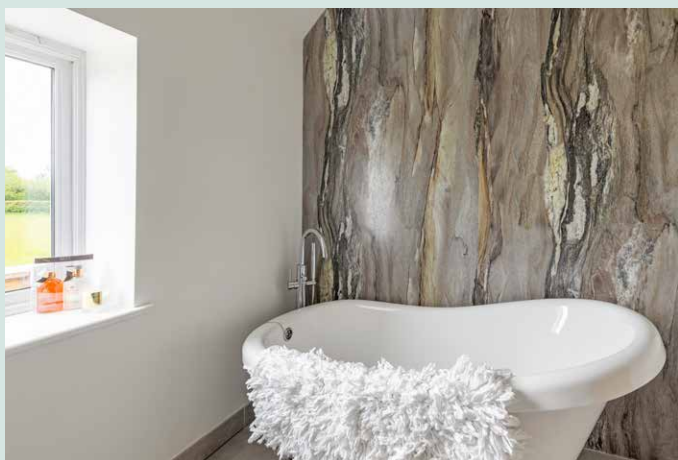
AN EXCELLENT FAMILY HOUSE WITH  
WELL PRESENTED ACCOMMODATION  
AND RURAL VIEWS

Moreton-in-Marsh 3 miles (trains to London Paddington from  
90 minutes) ♦ Stratford-upon-Avon 16 miles  
♦ Banbury 19 miles ♦ Cheltenham 23 miles  
♦ Oxford 27 miles (all distances and times are approximate).

Entrance hall ♦ sitting/dining room ♦ kitchen ♦ cloakroom  
♦ master bedroom with en suite shower room and dressing  
room ♦ two double bedrooms with en suite shower rooms  
♦ bedroom four ♦ family bathroom.

♦ Garden ♦ garage ♦ car port and parking.





## 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.
- Six miles from Kingham and Daylesford Organics and 14 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 and many fine houses and gardens to visit across the region.
- Golf courses at Naunton Down, Chipping Norton, Burford and Broadway.
- National Hunt Racing at Stratford-upon-Avon and Cheltenham.

## PEEWIT LODGE

Peewit was constructed in 2015 of natural stone beneath a concrete tiled roof and offers immaculately presented and flexible accommodation laid out over two floors. The current owners have invested considerably in the property creating a comfortable and extremely well appointed property. The property benefits from rural views from every aspect.

The property is entered via a welcoming reception hall filled with natural light and a real sense of space which leads through to an impressive formal sitting room with three sets of double doors leading outside. The sitting room can accommodate a large dining table and chairs. The exceptionally well-equipped kitchen is fitted with a superb range of floor and wall units with built-in appliances, including a double oven and hob and an island unit. There is also a downstairs cloakroom accessed from the hall and a utility room with access to the garden.

From the reception hall stairs lead up to the first floor landing from which is accessed the superb master suite with en suite shower room and dressing room. There are three further bedrooms, two with en suite shower rooms, and a spacious family bathroom.

The property is approached through automated double gates and onwards over a gravelled drive to an oak framed garage and car port and the house beyond. The principal garden lies to the rear with a paved terrace, with covered dining/BBQ area, which lies along the full length of the rear elevation. The garden is laid to lawn and is well fenced with a pedestrian gate at the far end leading out into the adjoining countryside.

The property is likely to appeal to a broad audience of buyers looking for rural life at its best.

## GENERAL INFORMATION

**Agent's Note:** Although the postal address is Gloucestershire, the property is in the county of Warwickshire.

**Local Authority:** Stratford-on-Avon District Council: 01789 267575. Council Tax Band G.

**Services:** Mains electricity and water are connected. Private drainage. Oil fired central heating. Burglar alarm. High quality external CCTV. Telephone line subject to BT transfer regulations.

**Tenure:** Freehold with vacant possession upon completion.

**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.

## DIRECTIONS GL56 0PQ

The property sits between Barton-on-the-Heath and Kitebrook. From Moreton-in-Marsh, take the A44 Oxford Road and after about two-and-a-half miles at Kitebrook, turn left signed Barton and Long Compton. The property will be found on the left hand side after about half-a-mile and can be identified by a Savills for sale board.

## ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request. EPC rating D.

## VIEWING

Strictly by prior accompanied appointment with Savills.

## DATE OF INFORMATION

Particulars prepared: May 2019.

Photographs taken: May 2019.

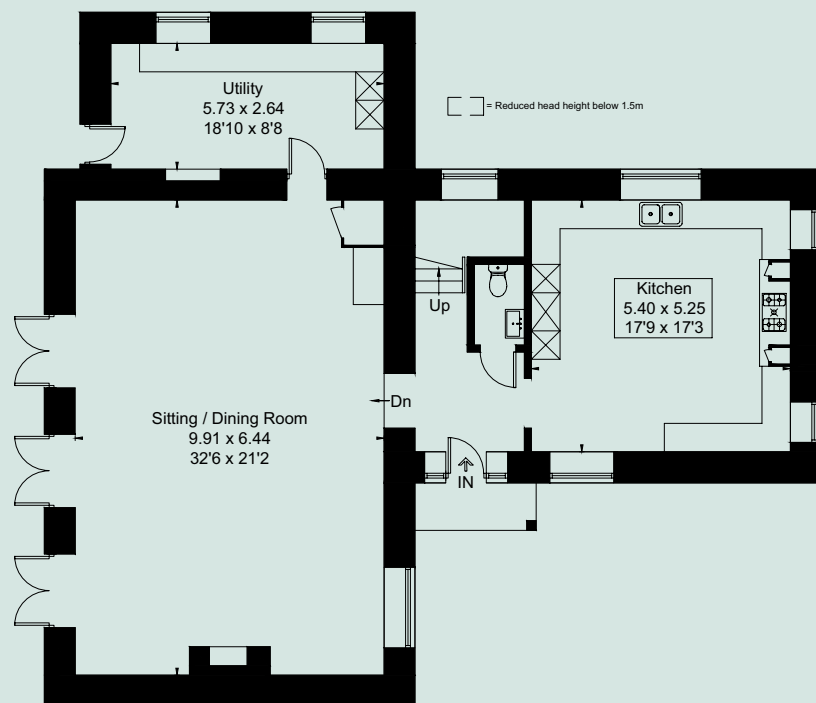






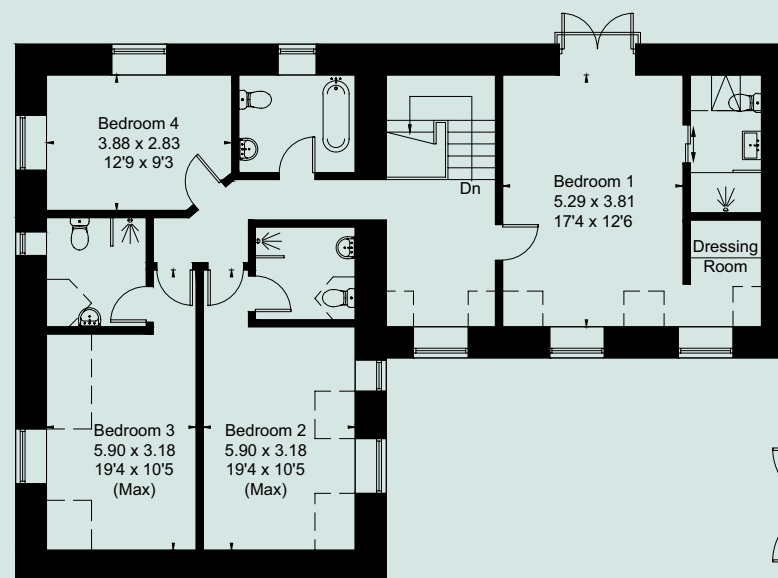
## FLOORPLANS

Approximate Area = 242.5 sq m / 2610 sq ft  
 Garages = 26.6 sq m / 286 sq ft  
 Total = 269.1 sq m / 2896 sq ft  
 Including Limited Use Area (16.8 sq m / 181 sq ft)



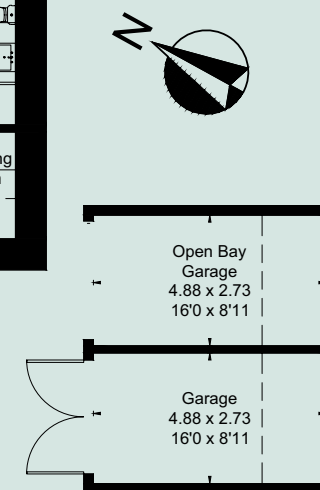
### Ground Floor

Area = 132.1 sq m / 1422 sq ft



### First Floor

Area = 110.3 sq m / 1187 sq ft  
 (Limited Use Area = 9.4 sq m / 101 sq ft)



(Not Shown In Actual  
Location / Orientation)

## Savills Stow-on-the-Wold

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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 60      | 69        |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |