



## A classic period village house

Hulls House, Angel Lane, Broad Campden, Chipping Campden, Gloucestershire, GL55 6UT

Freehold

**savills**

Entrance hall • drawing room • dining room • sitting room • kitchen/breakfast room • utility • cloakroom • principal bedroom with en suite bathroom and dressing room/bedroom five • two double bedrooms • bedroom four/study • family shower room • cellar • gardens • garaging with store and gardener's WC • parking.

#### **Mileage**

Chipping Campden 1 mile, Moreton-in-Marsh 7 miles (mainline station to London/Paddington in 90 minutes), Broadway 5 miles, Stratford-upon-Avon 12 miles, Cheltenham 22 miles (all distances and times are approximate).

#### **Situation and Communications**

Broad Campden is one of the most attractive of the North Cotswold villages, situated amidst rolling countryside within the Area of Outstanding Natural Beauty. The historic old town of Chipping Campden is about a mile away and offers a good range of everyday shops and services, as well as a number of more specialist suppliers, churches and doctor's surgery. There is a first class and highly rated secondary school in Chipping Campden and several preparatory and independent schools in Cheltenham and Stratford-upon-Avon. A wider range of shops is available in Stratford-upon-Avon, Cheltenham and Oxford as well as theatres and other cultural amenities, whilst most West Midland Centres are within commuting distance.

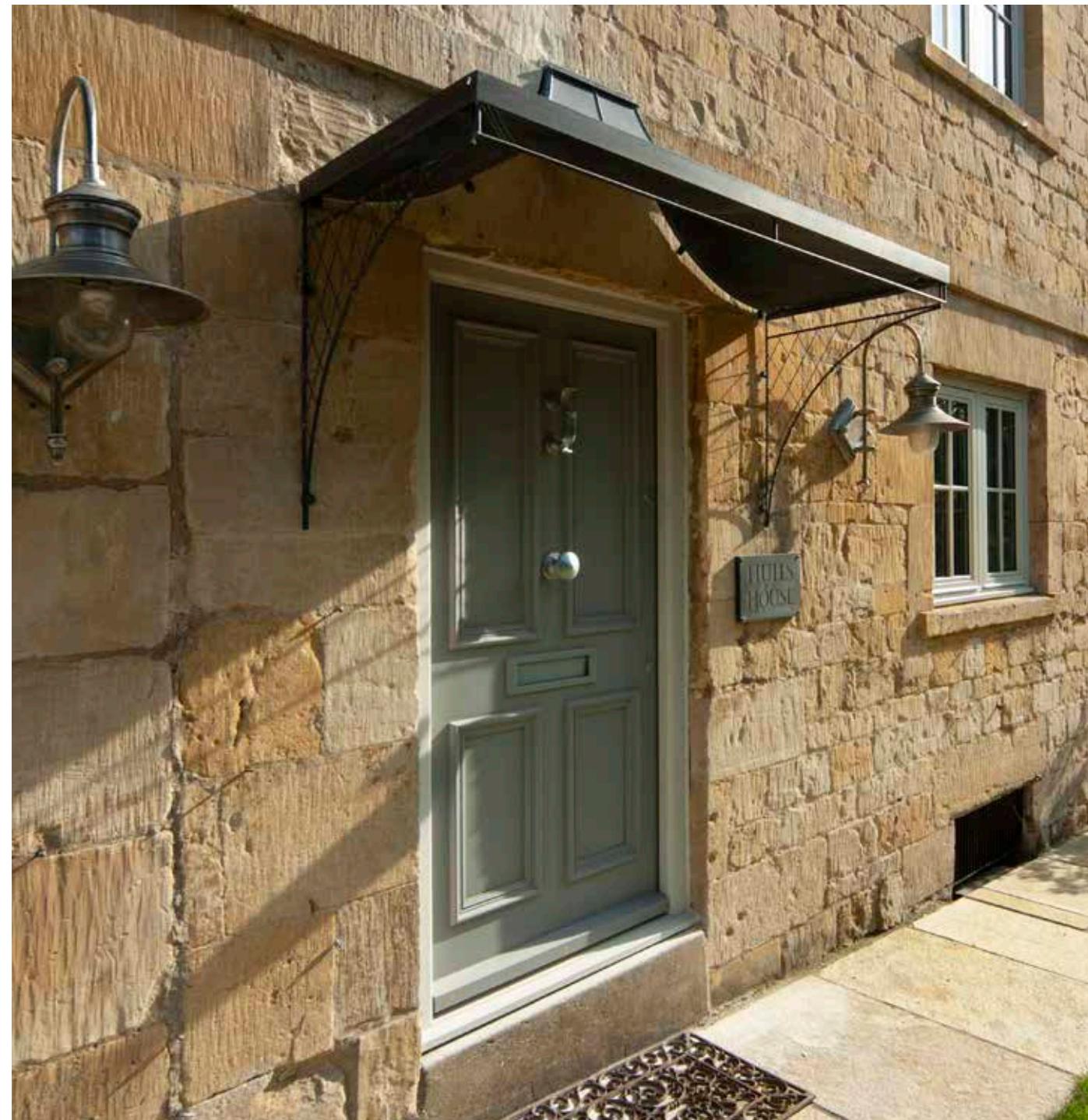
Communications to the rest of the country are good via the M40 or M5 and there is a main line rail service to London Paddington from Moreton-in-Marsh (about 7 miles). The surrounding countryside offers many lovely walks and rides.

There is a variety of sporting opportunities in the area with golf at Broadway and Evesham, a cricket club and bowls club in the town itself and also leisure facilities at Chipping Campden School. National Hunt Racing can be enjoyed at Stratford-upon-Avon, Cheltenham and Warwick.

#### **Hulls House**

A date stone on the rear of the house states that it was "Purchased by Jonathan Hulls 1729, Rebuilt by Richard Hulls 1829". Jonathan Hulls was the inventor of the steam tugboat.

The house has been the subject of a recent scheme of complete renovation and extension. It is exceptionally well presented throughout making the best use of its period features whilst adding highly contemporary bathroom and kitchen fittings. The whole has been put together with great style and panache.





Throughout there are substantial oak internal doors and polished oak flooring runs throughout the kitchen, dining and sitting rooms. The drawing room has elegant dado panelling and a fireplace with wood burning stove. The dining room has a through fireplace to the sitting room beyond, again fitted with a wood burning stove. Both have openings to the dramatic green oak framed kitchen extension. This is beautifully fitted with fitted painted wooden units, marble work tops and huge island with integrated sink, dishwasher and freezer. There is a full length fridge and gas AGA with electric companion cooker. Also on the ground floor is a utility room and cloakroom. The cloakroom has access to the cellar.

On the first floor there are two double bedrooms, single bedroom (currently used as a study) and an attractive shower room.

The principal bedroom suite occupies the whole of the second floor and is one of the most luxurious features of the house. The huge bathroom has a jacuzzi bath, large glazed shower cubicle, twin basins, and hidden WC and bidet. Impressive king post roof trusses are mirrored in the principal bedroom and the generous dressing room beyond.

To the side of the house is a gravelled parking area leading to a garage with work shop behind. The garden enjoys lovely views, through trees, to open fields and is simply laid out to lawn with various stone flagged terraces and eating areas.

#### **General Information**

#### **Local Authority**

Cotswold District Council,  
Telephone 01285 623000.

#### **Services**

Mains gas, electricity, water and drainage are connected. Gas fired central heating. Telephone line subject to BT transfer regulations.

#### **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.





## **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 GL55 6UT**

From Chipping Campden take the road signposted to Broad Campden. Pass the village pub on the left hand side, take the next turn on the left by the green. Take the lane to the left of the church and Hulls House will be found on the right hand side.

## **Tenure**

Freehold

## **Viewing**

Strictly by prior accompanied appointment with Savills.

## **Date of Information**

Particulars prepared:

November 2020.

Photographs taken:

September 2020.





**Hulls House, Angel Lane, Broad Campden, Chipping Campden, Gloucestershire, GL55 6UT**

**Approximate Floor Area** 223.0 sq m / 2403 sq ft

**Outbuilding** 24.0 sq m / 262 sq ft

**Total** 247.0 sq m / 2665 sq ft



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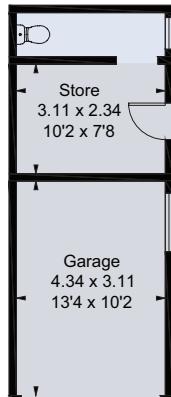
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**David Henderson**

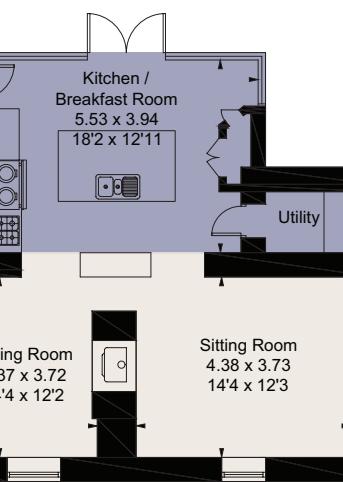
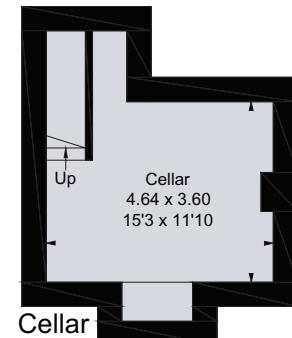
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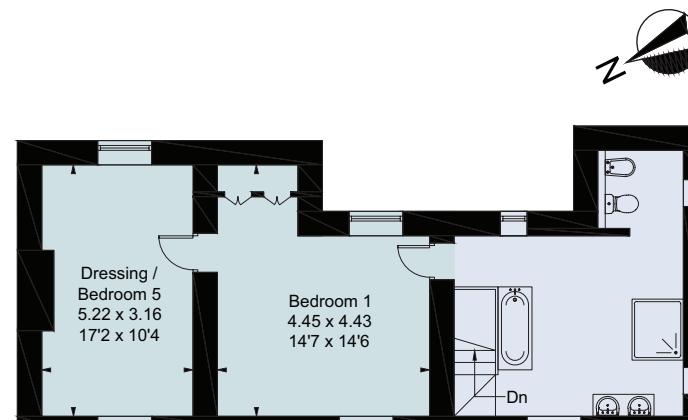
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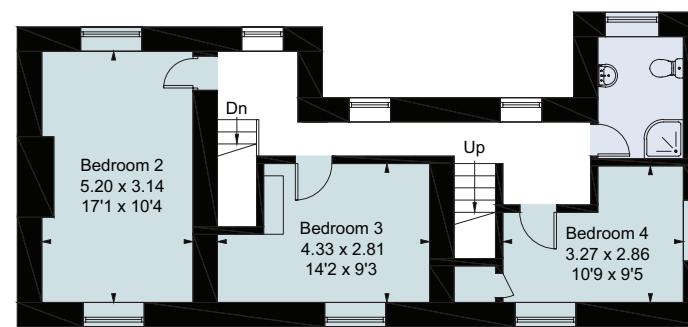
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



First Floor

For identification only. Not to scale. © 201106HR

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