



A semi-detached stone village house

1 Evenlode Road, Broadwell, Moreton-in-Marsh, Gloucestershire GL56 OTP

Freehold



Sitting room • kitchen/breakfast room • utility • ground floor shower room • principal bedroom with en suite shower room • three further bedrooms • family bathroom • garage • garden • garden stores • parking.

Distances

Stow-on-the-Wold 1½ miles, Moreton-in-Marsh (mainline station to London/Paddington 90 minutes) 3½ miles, Chipping Norton 8 miles, Stratford-upon-Avon 19 miles, Cheltenham 22½ miles, Oxford 30 miles (all distances and times are approximate).

Situation and Communications

One of the undiscovered beauty spots of the Cotswolds, Broadwell has a broad village green ringed by Cotswold stone cottages, a gentle stream running through the village, a popular inn, and a fine Norman church. Broadwell is well situated for the local towns of Stow-on-the-Wold, Moreton-in-Marsh and Chipping Norton which provide a good range of shops and facilities. The larger commercial centres of Cheltenham and Oxford provide a more comprehensive range of shopping, education and cultural facilities.

There are excellent communications in the Cotswold area with access to the M40 motorway at Oxford (J8) and Banbury (J11) connecting to the larger centres of London and Birmingham. The M5 at Cheltenham (J11) or Tewkesbury (J9) provide access to the West Country. The mainline station at Moreton-in-Marsh gives easy access to London/Paddington in approximately 90 minutes.

The Cotswolds' year is

packed with events, ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a full events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

1 Evenlode Road

1 Evenlode Road is a semi-detached stone property situated in the highly regarded village of Broadwell. The property offers flexible accommodation set out over three floors. Potential exists for the next owner to reconfigure and extend subject to the usual consents.

The ground floor comprises a sitting room, good size kitchen/dining room, utility and shower room providing an exciting opportunity to create a wonderful open plan kitchen/dining/family room with views across the garden. On the first floor are three double bedrooms and a family bathroom. On the second floor is a superb principal bedroom with eaves storage and a well-appointed shower room. Splendid views over the adjoining countryside can be enjoyed from the bedrooms at the rear of the property.

The principal garden, which enjoys a high degree of privacy, lies to the rear and is mainly





laid to lawn with an area for growing vegetables. Scope exists to create a rural idyll for gardening enthusiasts. To the side of the property is a drive and garage. There is an additional area of parking for the sole enjoyment of 1 Evenlode Road.

Section 157 Restrictive Covenants on former Local Authority properties

S.157 Housing Act 1985 – 1 Evenlode Road, Broadwell, was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

Local Authority

Cotswold District Council, t: 01285 623000.

Services

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

Tenure

Freehold.

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 GL56 OTP

From Stow-on-the-Wold head north towards Moreton-in-Marsh on the A429. Take the first turn right signposted Broadwell as you leave Stow. Follow the road into the village and through the ford and take the first left hand turning into Chapel Street. Follow the road and 1 Evenlode Road will be found on your left hand side behind a row of cottages.

Energy Performance

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

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: April 2021. Photographs taken: April 2021.

1 Evenlode Road, Broadwell, Moreton-in-Marsh, Gloucestershire GL56 0TP

Approximate Area 140.8 sq m / 1515 sq ft (Including Eaves Storage)

Garage 12.7 sq m / 137 sq ft

Outbuilding 4.5 sq m / 48 sq ft

Total 15.8 sq m / 1700 sq ft

Including Limited Use Area (1.5 sq m / 16 sq ft)



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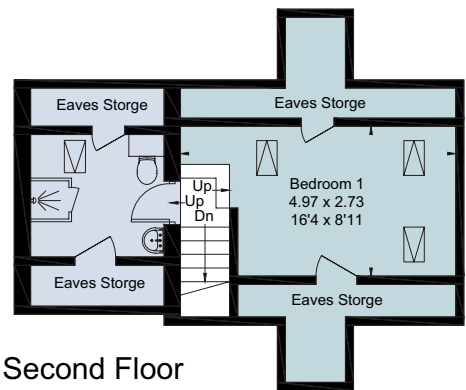
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David Henderson

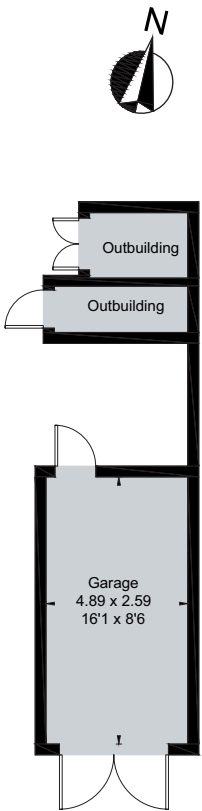
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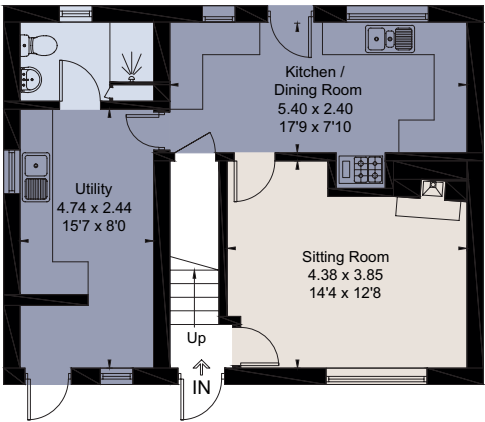
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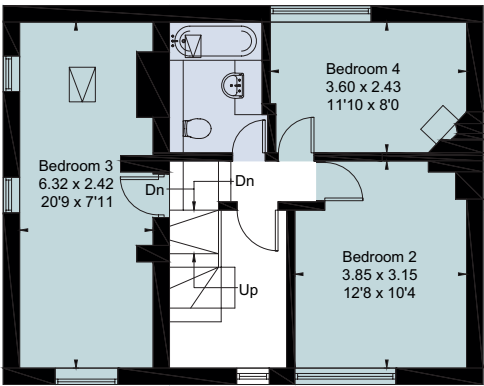
Second Floor



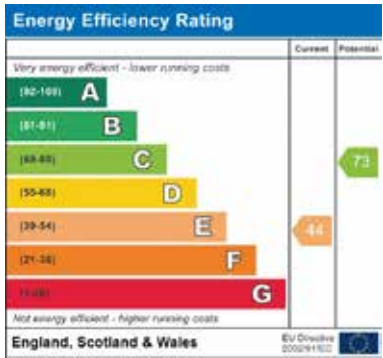
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



For identification only. Not to scale. © 210408DH

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