



A stylish and chic barn conversion in a popular village

Fig Tree Barn, Broadwell, Moreton-in-Marsh, Gloucestershire, GL56 0YD

Freehold



Entrance hall • kitchen/dining/living room • snug
• garden room • utility room • two cloakrooms • four
en suite bedrooms • gardens • carport • parking • green
house.

Distances

Stow-on-the-Wold 1.5 miles.
Kingham (London/Paddington
from 80 minutes) 6 miles.
Daylesford Organic Farmshop
4 miles. Chipping Norton 8
miles. Stratford-upon-Avon 19
miles. Soho Farmhouse 17.5
miles. Cheltenham 22.5 miles.
Oxford 30 miles. (All distances
and times are approximate.)

Situation and Communications

Broadwell has a broad village
green ringed by Cotswold
stone cottages, a gentle stream
running through the village, a
popular inn, and a Norman
church. Stow-on-the-Wold,
Moreton-in-the-Marsh and
Chipping Norton 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.

Road and rail links in the area
are excellent 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) provides
access to the West Country.
The mainline station at
Kingham gives direct access to
London/Paddington in
approximately 80 minutes.

Sporting activities include
golf at Naunton Downs,
Tadmarton, Broadway and
Lyneham; racing at Stratford-
upon-Avon, Warwick and
Cheltenham and polo at
Cirencester and Kirtlington.

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 jam-packed
events calendar featuring
concerts, exhibitions, arts and
literature festivals and
theatrical productions.





Fig Tree Barn

Fig Tree Barn was professionally converted to a high standard and extended in 2021 by the current owner. The building's original character has been retained and combines sympathetically with modern finishes to create an imposing and stylish property.

The soaring proportions of the entrance hall create a marvellous first impression. Beyond is the stunning kitchen/dining/living room which is the perfect place for the family to gather at the heart of the home. The kitchen area is fitted with an excellent range of locally made cabinets by Stonehouse Furniture and a substantial island unit provides extra preparation space and storage. Steps lead down to the garden room with doors opening to the garden. At the other end of the kitchen/dining/living room is a stylish snug with wood burner. There are two ground floor bedrooms, both with en suite shower rooms. Bedroom four can be closed off to create a self-contained annexe. This would make an ideal home office if required. Completing the ground floor accommodation is a well-appointed utility room and two cloakrooms.

A bespoke staircase rises to a broad landing with ample space for a study area and access to the superb bedroom accommodation. Bedroom two has an en suite bathroom while the principal bedroom benefits from a dressing room and an en suite bathroom.

The outside space has been divided with stone walls into different stylized sections. To the front is a large paved terrace which is perfect for entertaining. Steps lead up to a further garden with lawn dissected by a sleek contemporary rill. Adjoining this is a wildflower orchard. Accessed from the garden room is a further paved terrace perfect for al fresco dining with a separate lawn area and a dedicated vegetable garden with green house.

The property is approached via electric gates which lead to a gravel and paved drive/parking area and the double car port.





Specification

Appliances are Siemens Studioline.

Underfloor heating to ground floor hall and cloakroom, garden room and utility room. Electric underfloor heating in all bathrooms/shower rooms. Two wood burning stoves. Quooker tap. Heating/water and outdoor lighting controlled via Heatmiser NeoStat app.

General Information

Local Authority

Cotswold District Council. Band G.

Services

Mains electricity and water are connected. Oil-fired central heating. Gigaclear high speed internet. Biodisc treatment plant.

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 OTS

From Stow-on-the-Wold take the A429 (The Fosse Way) towards Moreton-in-Marsh. After approximately one mile turn right signposted Broadwell. Proceed for about 557 yards where the property will be found on the right.

Viewing

Strictly by prior accompanied appointment with the agent.

Date of Information

Particulars prepared: April 2022. Photographs taken: April 2022.





Fig Tree Barn, Broadwell, Moreton-in-Marsh, Gloucestershire, GL56 0YD

Approximate Area 277.3 sq m / 2985 sq ft (Excluding Void)

Including Limited Use Area (0.4 sq m / 4 sq ft)

Carport 31.9 sq m / 343 sq ft

Shed 9.0 sq m / 97 sq ft

Kay McCluskey

Savills Stow-on-the-Wold

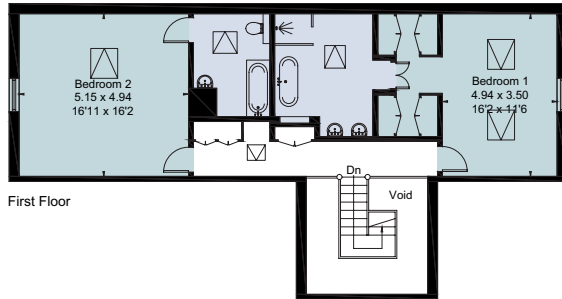
01451 832832

stow@savills.com



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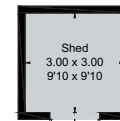
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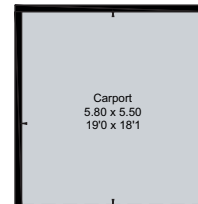
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 220419KM

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