

THE OLD VICARAGE

Broadwell, Lechlade, Gloucestershire



MOORE ALLEN
& INNOCENT

The Old Vicarage £ 2,975 pcm

Broadwell, Lechlade, Gloucestershire

A most charming and particularly spacious three double bedroom, four reception room detached thatched cottage brimming with character and benefitting from sizeable, landscaped gardens (maintenance included), a separate garden office, as well as a double garage and off-road parking.

Introduction

This attractive Grade II Listed country cottage dates from the late 1700's and is crafted from three former individual cottages to provide a flexible and welcoming family home whilst retaining many original character features including original timber beams, wooden window shutters and flagstone flooring to name but a few.

Nestled in the lee of the impressive Norman church at the heart of this pretty Cotswold village between Lechlade and Burford on the Gloucestershire /Oxfordshire border, the property also enjoys private and picturesque gardens offering expansive lawns with clever planting creating numerous secluded areas to relax

Available for a long let if desired, a further particular feature of the property is that each of the reception and bedrooms is blessed with delightful south easterly views across the stunning, landscaped gardens.

Accommodation

The accommodation is approached via the front garden and a canopied entrance porch leading to an inner lobby and opening into the heart of the home – a generously sized dual aspect sitting room that features hardwearing flagstone flooring and an exposed stone fireplace. In addition, there is a separate, good-sized dining room also with dual aspect and also featuring a stone fireplace as well as traditional timber beams, quarry tile flooring and a useful under stairs storage cupboard.

Also on offer is a particularly lovely snug /library with solid wood flooring, extensive fitted bookshelves and a large window with window seat - ideal for taking in the gardens or settling down with a good book. The kitchen is fitted with an ample range of base and wall mounted storage units and incorporates a superb selection of built-in appliances including a built in Neff double oven, four ring Franke gas hob, one and a half bowl sink, fridge and a Miele dishwasher.



At the far gable end of the property, there is a spacious and newly renovated, southerly facing conservatory /garden room with direct access to the secluded gardens. Alongside this room is a separate useful, utility /cloakroom with Belfast sink, wc and space and plumbing for laundry appliances as required.

Stairs from the sitting room rise to a split landing and a total of three bedrooms – each of generous double proportions. The master bedroom in particular also benefits from an ensuite bathroom with a full-sized bath suite. In addition, there is a well-appointed family bathroom offering both bath and a walk-in shower enclosure.

The property is warmed via an LPG gas-fired central heating system and Gigaclear ultrafast fibre broadband is now available within the village.

Also of note, within the grounds of the property there is a large stone-built office – with power, light, beamed ceiling and an ornamental fireplace - a perfect hideaway for remote workers seeking a place to work and concentrate with a minimal commute!

Externally the cottage enjoys large and secluded mature landscaped gardens including with a pond, pergola, and established hedges /trees, creating a real paradise for those who enjoy the outside whether for dining, entertaining or simply relaxing. Crucially, the maintenance of these lovely gardens is included within the rent.

Further benefits include off-road parking and a double garage with electric up and over door.

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Close to Home

Broadwell is an idyllic Cotswold hamlet which is found between the villages of Kencot and Langford on the Gloucestershire /Oxfordshire border. The location is convenient for the nearby market towns of Lechlade and Burford - often referred to as the gateway to the Cotswolds, where everyday services and amenities can be sourced whilst there are Waitrose supermarkets in each of Cirencester, Faringdon, and Witney.

The area is particularly well served with well-regarded schools. The village itself has a nursery and neighbouring Langford offers the nearest primary school, whilst secondary schools can be found at Carterton and Burford. In the private sector St Hugh's, Cokethorpe, Abingdon Schools, Cothill and Pinewood are all within easy striking distance.





Services

We understand that mains water, electricity and telephone are connected. There is an LPG gas-fired central heating and hot water system.

Council Tax - Band G

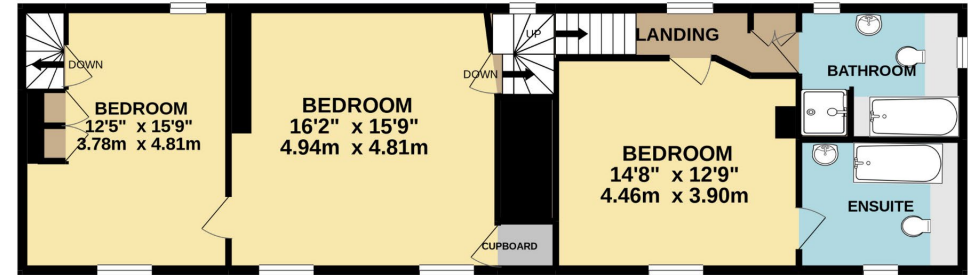
EPC – Band - D

Viewings are strictly by appointment via the sole agent: **Moore Allen & Innocent**

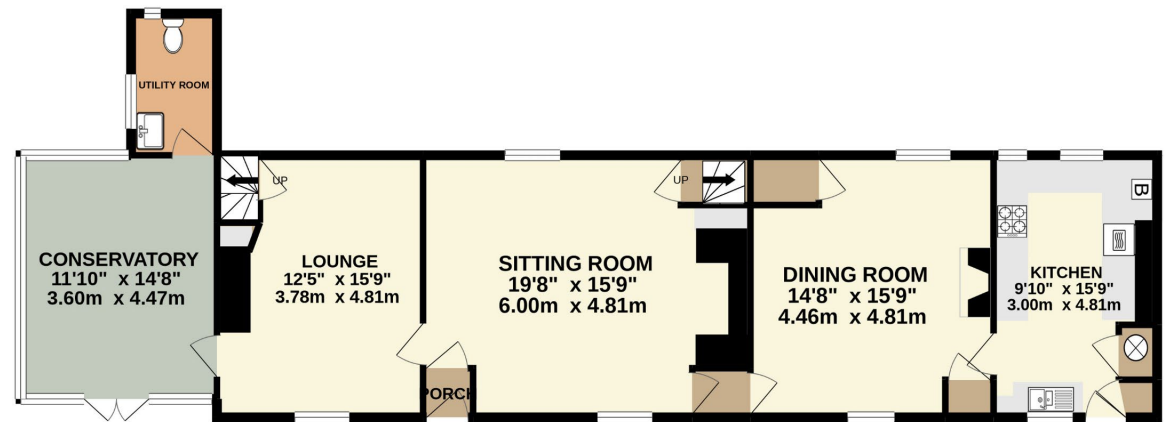


33 Castle Street, Cirencester
 Gloucestershire, GL7 1QD
 01285 648 118 lettings@mooreallen.co.uk

1ST FLOOR
 854 sq.ft. (79.4 sq.m.) approx.



GROUND FLOOR
 1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 1924 sq.ft. (178.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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