



**Broomhall Cottage, Bartor**  
Moreton-In-Marsh

CHARTWELL NOBLE



ESTATE AGENTS

Guide Price **£2,800,000**







## Broomhall Cottage

Barton-On-The-Heath, Moreton-In-Marsh

An attractive Cotswold stone property on the edge of a village. Broomhall has 4 bedrooms, 3 bathrooms, 3 reception rooms, annex, garaging, formal gardens and a 3 acre paddock.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- views
- land
- landscaped gardens
- annex
- aga
- open fire
- log burner
- garage

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### Entrance Hall

Spacious entrance hall with a Trompe L'oeil dressed stone finish and stone floor with doors radiating to the principal reception rooms, cloak storage and stairs rising to the first floor.

### Drawing room

26' 2" x 16' 9" (7.98m x 5.10m)

Spacious dual aspect reception room with open hearth Inglenook fireplace.

### Dining room/Study

16' 3" x 12' 10" (4.96m x 3.91m)

Triple aspect Oak paneled dining room with Oak floorboards and French doors out to the sun terrace.

### Downstairs WC

Downstairs Loo with wash basin.

### Utility room

Utility room with built in storage, plumbing for washing machine and tumble drier and sink.

### Kitchen

25' 11" x 18' 10" (7.89m x 5.74m)

Aga kitchen with built-in shaker style furniture, island unit, full-size Aga and granite worktops. The room enjoys a dual aspect with French doors out to the sun terrace. There is a generous dining area. There is also a seating area with a window seat and room for large armchairs.

### Sitting room

17' 3" x 12' 6" (5.26m x 3.81m)

Orangery style sitting room adjacent to the kitchen with beamed ceiling and Inglenook fireplace with log burner.

### Upstairs Landing

The upstairs landing provides access to the first floor rooms and also a large airing cupboard for linen.

### Principal bedroom/Bedroom 1

19' 0" x 16' 10" (5.78m x 5.13m)

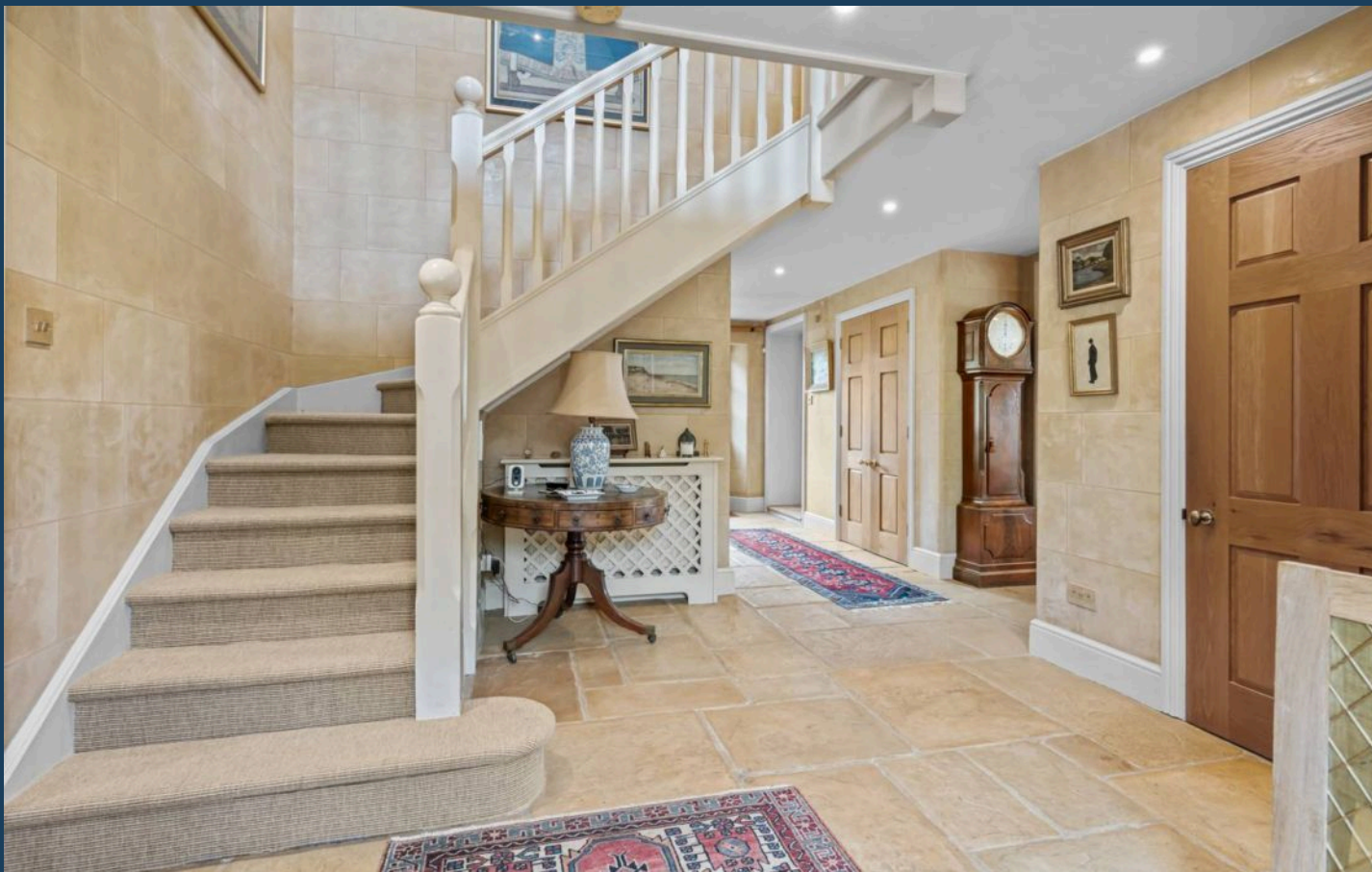
Principal bedroom with a wealth of built-in wardrobe furniture, windows to two sides, and access to the en suite.











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Principal bedroom with a wealth of built-in wardrobe













## GARDEN

Landscaped south facing terraced garden. Closest to the house, a flag stone terraced area connecting the ground floor rooms with their external access, seating areas and knot garden/parterre. There are further areas laid to lawn with well stocked perennial borders. There are also discreet formal seating areas with mature hedges.

## YARD

Large fenced paddock sloping gently away from the house on the north side just across the lane. Suitable for equestrian use.

## GARAGE

Double Garage

Double garage with annex above, suitable for modern cars or classic cars and storage.

## DRIVEWAY

6 Parking Spaces

Large graveled driveway connecting the front door and the garage block situated to the east of the house.



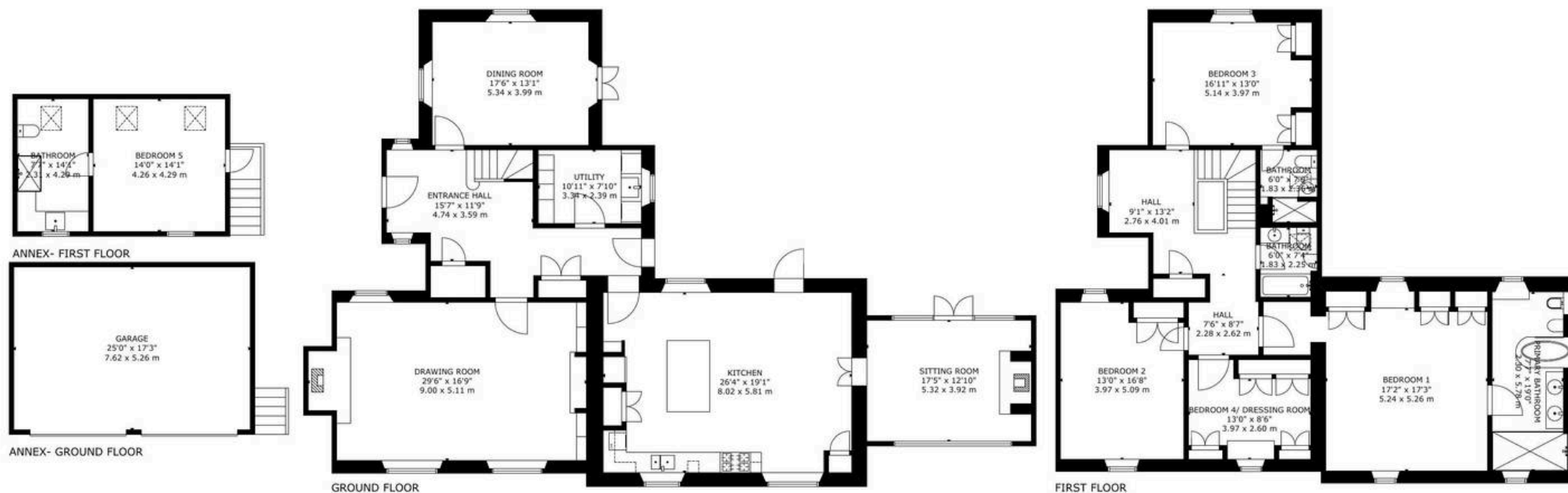










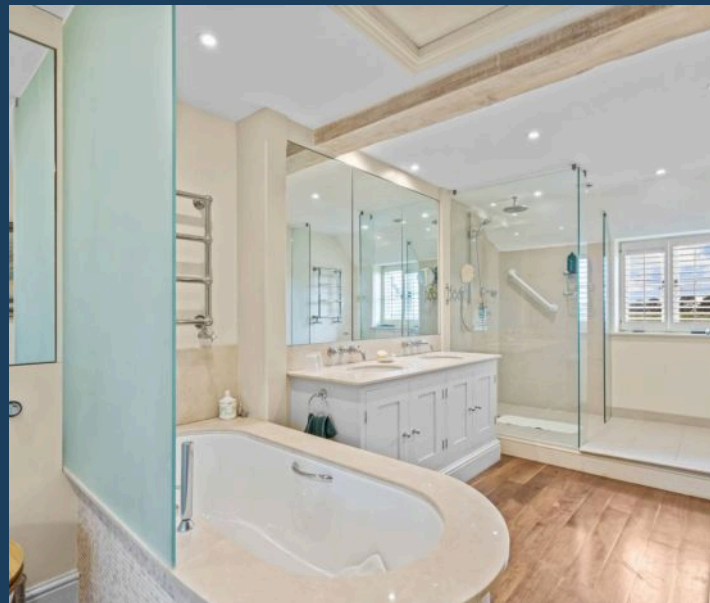


GROSS INTERNAL AREA  
TOTAL: 313 m<sup>2</sup>/3,368 sq ft  
GROUND FLOOR: 173 m<sup>2</sup>/1,863 sq ft, FIRST FLOOR: 140 m<sup>2</sup>/1,505 sq ft  
EXCLUDED AREAS: ANNEX- GROUND FLOOR: 40 m<sup>2</sup>/431 sq ft, ANNEX- FIRST FLOOR: 29 m<sup>2</sup>/310 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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## Chartwell Noble – Cotswolds

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