

5 Old Quinmoor Farm Broadwell



HAYMAN-JOYCE

5 OLD QUINMOOR FARM

BROADWELL
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0TB

SUPERBLY-PRESENTED
SUBSTANTIAL DETACHED
FAMILY HOME, SITUATED IN
THIS POPULAR VILLAGE

SITUATION

Broadwell is a pretty village set in the Evenlode Valley and contains many fine period houses and cottages, with some more modern houses and conversions

In the centre of the village is a wide green with a stream and water splash

Good village pub and church of Saint Paul
The award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford', is about 4 miles
The Members' Club, Soho Farmhouse, is about 17 miles
Local centres include Stow-on-the-Wold (2 miles) and Moreton-in-Marsh (4) from which there are train services to London, the fastest reaching Paddington from 92 minutes
Other towns within 30 miles include Cheltenham, Oxford and Stratford-upon-Avon

Guide Price £875,000

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
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01608 651188
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THE PROPERTY

- Modernised to a high standard by the current owners, this substantial and tastefully presented detached family home was originally built in the late 1990's, and is well situated in a quiet residential close, with an enclosed rear garden with part dry-stone walling and a number of patio terraces
- The property has the benefit of a generous hall with newly-laid Karndean flooring, a refitted cloakroom and stairs rising to the first floor
- The impressive dual-aspect sitting room opens to the stunning green oak glazed garden room overlooking the rear garden, with newly-laid Karndean wooden flooring throughout
- The sitting room has an attractive stone fireplace incorporating a recently fitted cast-iron wood burner with ceramic beam over and slate hearth
- Impressive and highly contemporary family kitchen/dining room with adjoining utility
- The ultra-stylish Hacker family kitchen/dining room offers an excellent selection of wall and floor units, stunning floating central island, granite work surfaces, inset stainless steel sink and a number of built-in Siemens appliances including an eye-level double oven, induction hob and integrated dishwasher, and a recess for an American-style fridge. The kitchen also has the benefit of good-quality Karndean flooring throughout and large French doors opening to the established rear garden
- The adjoining utility has a fitted base cupboard, laminate work surfaces, inset stainless-steel sink and Karndean wooden flooring, as well as space and plumbing for a washing machine, newly fitted floor-mounted oil-fired Worcester boiler system and external door access to the side patio area
- To the first floor, the generous principal bedroom provides views over the idyllic rear garden, with built-in double wardrobes and a high-specification refitted en-suite shower room with walk-in double shower
- The two remaining double bedrooms are serviced by the main family bathroom, which has also undergone an extensive refurbishment in recent years
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,750 pcm

OUTSIDE

- The front garden is laid to lawn with a paved path leading to the open canopy porch. An embossed drive for two vehicles leads to the attached double garage, with remote control Hörmann roller panel door, light, power and personal door to the garden
- A gated side access leads to the rear garden

- The landscaped south-east facing rear garden is predominantly laid to lawn, with two patio terraces and retaining part-drystone walling and wooden fencing, the whole affording a good degree of privacy

DIRECTIONS

- From Moreton-in-Marsh take the A429 (Fosse Way) south towards Stow-on-the-Wold and after approx. 3 miles turn left signposted Broadwell
- Continue through the village, going through the ford past the Green, taking your next left signposted Evenlode
- After approx. 100 yards turn left into Old Quinmoor Farm
- The property will be found round the corner on the left denoted by the Agent's board
- what3words: repeat.shielding.adjusting

SERVICES

- Main water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 54.1 Mbps

OUTGOINGS

- Council tax – currently band G
- Tax payable for 2026/27 - £3,873.62

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
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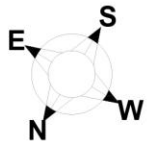


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IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





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Approximate Area = 150.6 sq m / 1621 sq ft

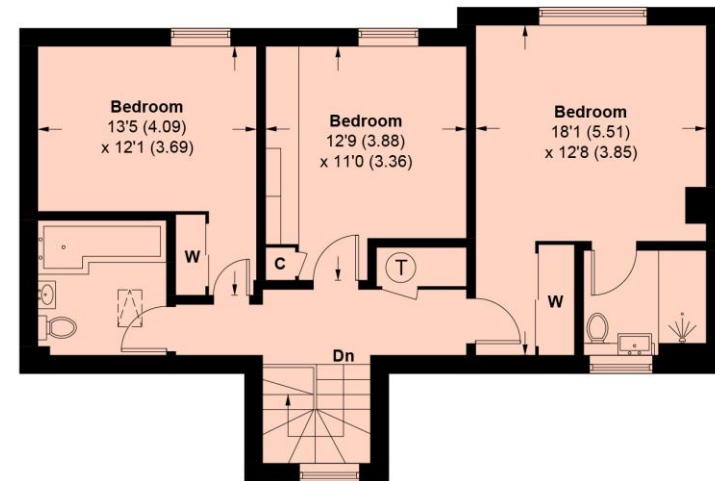
Garage = 26.1 sq m / 281 sq ft

Total = 176.7 sq m / 1902 sq ft

For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k