



**Ashlar** Broad Campden, Gloucestershire

**STRUTT & PARKER**

## Ashlar

Broad Campden,  
Gloucestershire GL55 6UR

### A substantial house with a large garden - a haven for wildlife

Chipping Campden 1 mile,  
Moreton-in-Marsh 6 miles (London Paddington  
100 minutes), Stratford-upon-Avon 13 miles,  
Cheltenham 23 miles

Entrance hall | Sitting room | Dining room  
Kitchen/breakfast/living room | Utility room  
Cloak room | 2 bedroom suites | 2 further  
bedrooms | 3 bathrooms (1 'jack and jill' and  
2 en suite) | Double garage | Gardens | Heated  
outdoor swimming pool | Pond | Ample parking  
EPC rating F

#### Situation

Ashlar is situated in the enchanting village of Broad Campden. This pretty Cotswold village features a fine selection of cottages and houses, many with thatched roofs as well as a Victorian Chapel, 17th Century Quaker Meeting House and the Bakers Arms pub. There are public footpaths in and around Broad Campden including the Heart of England Way and The Cotswold Way, ideal for walkers. Chipping Campden is only a mile away and caters for most every day needs, as well as offering a superb selection of pubs and restaurants, and Chipping Campden Secondary School. Further shopping, recreational and educational facilities can be found in Cheltenham and Stratford upon Avon. A regular main line service to London Paddington runs from Moreton in Marsh taking approximately 100 minutes.

#### The Property

Ashlar is a detached family house situated on the edge of Broad Campden. The house sits well within its own gardens and grounds, backing onto open countryside, and is a haven for wildlife. The flexible accommodation is arranged over two floors with a central entrance

hall off which are the main reception rooms with French doors opening into the south west facing garden. The kitchen/living room has wall and floor mounted units and an Aga with separate integrated microwave oven and dishwasher and a useful adjacent utility room. Across the hall is the cloakroom and beyond two bedrooms, one currently used as a study, with a 'jack and jill' bathroom. Stairs rise to the first floor where there are two bedroom suites (one with underfloor heating), each with a bedroom, bathroom and additional dressing room/sitting room/study area.

#### Outside

The property is approached over a gravelled driveway through its own grounds from the village lane. The garden faces south west and is mainly laid to lawn with a wide variety of mature flowering shrubs and plants and a pond. A line of fruit trees creates a visual splay towards the end of the garden. The terracing which abuts the house has views over the heated swimming pool and neighbouring farmland. The attached double garage has light and power with up and over doors.

#### General

**Services:** Mains water, electricity and gas.  
Septic tank drainage. Gas central heating.

**Local Authority:** Cotswold District Council  
Tel:01285 623000

#### Council Tax Banding: F

Amount payable 2015/2016: £2,173.30

#### Rights of way, wayleaves and easements:

The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

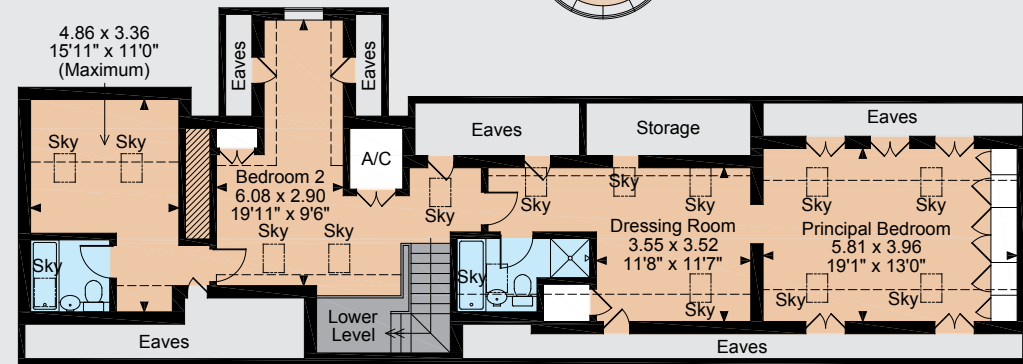
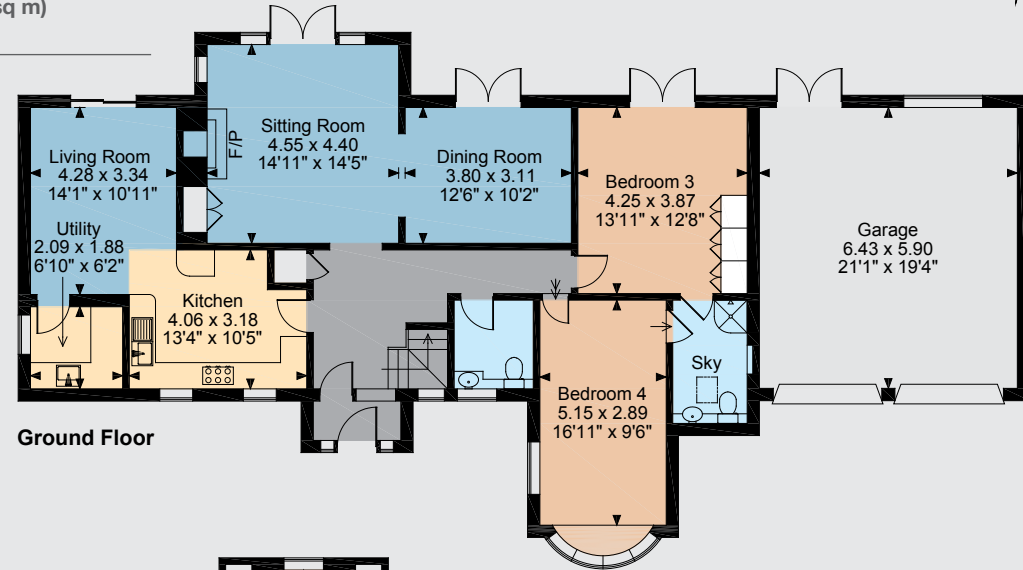
**Viewing:** Strictly by confirmed appointment through Strutt & Parker.







**Floorplans**  
**Main House internal area 2,069 sq ft (193 sq m)**  
**Garage internal area 408 sq ft (38 sq m)**  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
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**Directions**

From Chipping Campden High Street turn left into Sheep Street and then left again signposted to Broad Campden. On entering the village Ashlar will be found on the right hand side highlighted by a Strutt & Parker For Sale board.

**Moreton-in-Marsh**

Fosse House, High Street GL56 0LH

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50 offices across England and Scotland,  
 including 10 offices in Central London

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