Broadway Manor

Region: The South West **Sleeps:** 16

Overview

How would you like to be Lord or Lady of the Manor for a week? This incredible 17th century property is rich in history, rich in architectural design and rich in comfort and amenities. If its gorgeous, mellow Cotswold stone walls could talk, you would hear stories of love, human connection, family and pets. For years an eccentric bon vivant and business owner, Michael Naylor, lived in this vast manor house with his twenty cats. During his time in the house, he commissioned many quirky features including carvings of his two favourite cats in the dining room's inglenook fireplace. It was then bought by Farida King, the much loved Indonesian matriarch whose family lovingly refurbished most of this magnificent property, blending its ancient charm with fabulous modern touches. They have transformed the once derilict top floor into a fantastic play area for children, built a self-contained flat above the original garage, revamped the kitchen into a chef's dream and revitalised the swimming pool hidden deep in the exquisite two acres of gardens.

Broadway Manor lives in a land lost in time. It is an oasis of gracious and glorious living deep in the Cotswolds, just eight minutes walk from the beautiful village of Broadway. With its sensational countryside views, you will feel the tranquility fold around you as you relax in absolute peace and quiet. It is the place for croquet on the lawn, strawberries, champagne and afternoon teas. It is a private paradise for your next rural getaway. Broadway is known as 'The Jewel of the Cotswolds' and is nestled in the Worcestershire hills. This pretty, quintessential English village, boasts a superb range of independent shops, boutiques, galleries, a fabulous deli and award-winning eateries. It is steeped in history with origins dating back to the Roman times. The famous Lygon Arms is a must for a meal or use of the spa facilities. Guests enjoy boarding the Great Western Railway's heritage steam train for a trip to Cheltenham Racecourse. Broadway is a wonderful base for exploring the Cotswolds, Shakespeare's Stratford-upon-Avon, Cheltenham and the historic town of Worcester. National Trust houses and gardens, museums, stunning walking and cycling trails, charming villages and scenic drives all come in lavish abundance.

The King family still own Broadway Manor and two of the sisters held their weddings at the house. Sitting between two historic churches, it is a fabulous pick and luxurious destination for Cotswold wedding receptions. The manor house is enveloped in two acres of stunning gardens including a parterre garden, kitchen garden and a flower cutting garden. There is stunning topiary, the swimming pool, cascading wisteria and the most magical of views. Within its warm, honey coloured walls, lies a lovingly restored home with Anglo-Indonesian heritage woven through every room. The main house sleeps up to sixteen guests in lavish bedrooms plus another four guests can stay in the stylish self-contained apartment. You will feel the tingle of history as you walk around Broadway Manor, taking in lofty beams, giant fireplaces and its wonderful blend of vintage furnishings from around the world.

Guests are invited to pick from the kitchen garden and the orchard. Meat and









diary can be sourced from local farms and the excellent Broadway butchers. Catering can be requested. Meals can be served in the dining room, informal in the kitchen or alfresco on the terrace. Hidden away at the top of the manor house is a play paradise for children with an abundance of toys, books, dressing up clothes and a smart television for movie watching after a tiring day. It is truly beautiful.

Surrounding this magnificent home are well-tended, beautiful gardens liberally sprinkled with heritage topiary, colour, quaint gravel pathways and stunning herbaceous borders. Hidden across the stream, at the bottom of the garden, is the gorgeous heated swimming pool where you can take a dip in the dappled sunshine and relax on luxury loungers. You will quickly get lost in the bird song and country air. Expansive countryside views will entice your gaze. You can relax, bring the generations together for family games and enjoy total privacy and seclusion. There is nothing more English than a newly clipped lawn, champagne flutes on a tray and a croquet mallet propped up ready for some friendly competition. You are welcome to bring your furry friends to enjoy the local walks and laze in the afternoon sun on the lawn while the little ones stampede towards the fabulous playground. Seasonal delights including rhubarb, pears, apples, plums and delicious smelling herbs can be foraged for supper. You will discover the cedar summerhouse, the restored Victorian greenhouse, a fire pit and a babbling stream.

The gardens of Broadway Manor also offer two acres of formal gardens, which include a parterre garden. This magical property is perfect for hosting events, with the possibility to have marquees to be put up on the main lawn. Part manicured and part wild, the gardens are just perfect.

Facilities

Historical Sites • <1hr to Airport • Walk to Village • Private Pool • Romantic • Ideal for Kids • Manor • Wow Factor • Ideal for Teens • Heated Pool • Pets on Request • Wi-Fi/Internet • Outstanding Landscapes • Tourist Towns & Villages • Indoor Games • Smart TV • Animal farm • Kid-friendly museum • Playground nearby • High Chair(s) • Fenced Grounds

Interior & Grounds

Broadway Manor

Ground Floor
- Kitchen
- Breakfast room
- Laundry room
- Pantry room
- Five reception rooms
- Dining room that sits up to 20 people, with inglenook fireplace and open fire
- Two sittings rooms with log burners

First Floor
- Master bedroom with king-sized Chinese Opium bed and ensuite bathroom
- Bedroom with small double bed and ensuite shower room
- Two bedrooms with king-sized beds
- Bedroom with four poster king-sized bed
- Bedroom with twin beds
- Family bathroom with bath/shower
- Family bathroom with walk in shower

Annexe: Self contained two bedroom flat
- Kitchen and living room
- Bedroom with queen-sized bed
- Bedroom with twin beds
- Bathroom with wet room shower
- WC

** can be rented with the main house, when not required the flat is not rented separately*

Second Floor
- Two twin bedroom
- Playroom
- Shared bathroom with bath and walk in shower

Outside Grounds
- Formal gardens
- Swiming pool with fountain
- Pool house
- lawns, perfect for a game of croquet

Additional Facilities

- Wi-Fi
- Kids Playroom
- Pool, heated outoor *(available May - September weather dependent)*
- Snug room with Sky and Apple TV
- Washing machine and drying facilities
- Two dishwashers
- Fully equipped kitchen with hob, oven and microwave
- Self contained two bedroom flat with separate entrance *(available at an additional cost on request at the time of booking)*









Location & Local Information

Broadway Manor enjoys a superb location, just eight minutes walk from the characterful, charming Broadway village. From scenic walking trail and award-winning eateries to fabulous shops and galleries, it is hard to beat Broadway as a location. The Cotswold magic comes alive at Christmas with twinkly festive lights, live music, craft stalls and mulled wine on offer. Broadway station is a stop for the Great Western Railway's heritage steam train. The Cheltenham Festival is the biggest week in the horse racing calender and there are steam trips over, making it a wonderful day to remember.

The Cotswolds Way is a famous walk that stretches for one hundred and two miles from the charming English market town of Chipping Campden to the Roman city of Bath. It is popular with nature and country lovers and can easily be broken up into short walks. The iconic folly tower, Broadway Tower, is a lovely fifty minute walk away from Broadway Manor. Originally conceived the great 18th century landscape designer Capability Brown, the tower offers extraordinary views across sixteen counties.

Tetbury is another historic wool town. It is an architectural gem with many of the wool merchant's houses remaining the same as they were in the 16th and 17th centuries. The Parish Church of St Mary's has one of the tallest and most elegant spires in the UK. Tetbury is popular for its independent shops including antique shops, vintage and interior shops, exclusive boutiques and the Highgrove shop. Tetbury holds many regular events including the May Day Wacky Races, the Spring Bank Holiday Woolsack Races when contestants carry 65lb woolsacks up and down the 1 in 4 hill, the August Summer Show, the September Food and Drink Festival, the October Tetbury Music Festival and the Christmas Lights Switch-on.

Visitors to the area also enjoy the stunning botanical experience of the National Arboretum at Westonbirt, the glorious Elizabethan Chavenage House used for many famous films and TV series, the beautiful Arts and Crafts Manor at Rodmarton, the 13th century Lacock Abbey and









HRH Prince of Wales' stunning garden at Highgrove. Local equestrian events such as the Badminton Horse Trials, Gatcombe Festival of British Eventing and Beaufort Polo are all popular.

Local Amenities

Nearest Airport	**Birmingham Airport (62 km)**
Nearest Airport 2	**Heathrow Airport (139km)**
Nearest Bar/Pub	**Swan Inn Broadway (0.6 km)**
Nearest City	**Oxford (66km)**
Nearest Restaurant	**Russell's Fish & Chips (0.9 km)**
Nearest Supermarket	**Mid-Counties Co-op (0.9 km)**
Nearest Village	**Broadway Village (0.8 km)**
Sightseeing	**Broadway Tower (6.7 km)**

What we love

- Set within walking distance of the GWSR station which goes from Broadway to Cheltenham Racecourse - this home makes the perfect base for those heading to Cheltenham Festival.
- Broadway Manor is the perfect property to bring the generations together or to celebrate a very special event with your favourite friends. It is huge, beautiful and truly magnificent
- The house has been beautifully and lovingly restored and refurbished. It boasts a wonderful, lavish blend of charm, beauty, gorgeous furnishings and bang up to date amenities
- The gardens are sensational, including lush lawns for croquet and relaxation, a fabulous children's playground, a pool, a stream, a kitchen garden that you are welcome to pick from and wonderful views
- The location is simply stunning. You can visit idyllic villages, historic houses and stunning gardens, walk, cycle, dine in style and shop until you drop!

What you should know...

- The two bedroom self-contained apartment is available for an extra cost. It is reached via an external staircase so is not advisable for small children
- Two small dogs are allowed for an additional charge of £100 per dog but please ensure that they stay on the ground floor at all times
- The swimming pool is open from the beginning of May to the end of September and is heated by an air source heat pump
- It is possible to pre-order delicious food hampers for collection from Colins Butches and Broadway Deli, Broadway villa. It is also possible to arrange a catering service for special meals

Terms & Conditions

- **Security deposit:** £2,000 to be paid one week prior to arrival. This will be returned within seven days of checkout, subject to a full damage inspection

- **Arrival time:** 4.00 pm

- **Departure time:** 10.00 am

- **Energy costs included?:** Yes, included in the rental price

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** On request only and with prior agreement with the owner, at the time of booking. If accepted, a pet supplement of £100 per pet will apply. Please note the owner allows a maximum of two small dogs per stay.

- **Other Ts and Cs:** On request, with an extra charge applied a self-contained apartment can be rented in addiction to the property (sleeps four in a twin and double room) for the additional price of £300 per night

- **Changeover day:** Friday and Monday

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted

- **Minimum stay:** 4 nights during peak periods, 3 nights during shoulder seasons, and 2 nights during off-peak periods.

- **Heating costs included?:** Yes, included in the rental price

- **Internet access?:** Wi-Fi internet access included

- **Pool towels included?:** Yes, included in the rental price

- **Pool opening dates?:** The outdoor heated swimming pool is open from the beginning of May to the end of September and is heated by an air source heat pump to a comfortable temperature dependent on the ambient air temperature. It is situated in a secluded part of the garden, across the stream and surrounded by beautiful trees. The pool is serviced once a week.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed