

30 Lifford Gardens, Broadway



A generous detached home located near the village.

Broadway is widely acknowledged as one of the most beautiful, historic and architecturally significant Cotswold villages, nestling at the foot of the North Cotswolds escarpment. It is surrounded by magnificent rolling countryside, green fields, quiet lanes, footpaths and bridleways and lies on the Cotswold Way below the renowned Broadway Tower. The village itself is broad, green and leafy and offers numerous shops, restaurants, pubs/wine bars, art galleries and the world-famous Lygon Arms Hotel. Communications to and from Broadway are excellent, with the A40/M40 to the southeast providing fast access to London (95 miles) and the M5 (J9) to the west (13 miles) providing access to both the west Country and the north.



Guide price: £1,150,000 Freehold

Local authority: Wychavon District Council

Council tax band: G



The Property

30 Lifford Gardens is situated in an elevated position within walking distance of the High Street. The property occupies a generous plot with parking for several vehicles.

The property has been extended in the past and now provides an entrance hall with cloakroom, a large drawing room with fireplace and log burner and with double doors leading onto the terrace. The dining room also looks across the rear garden and leads through to the kitchen with a range of fitted oak units. Beyond the kitchen is a utility area with a door to the rear and a door leading into the integral double garage. The back stairs lead up to a fantastic office space above the garage.

On the first floor the property offers a large light landing, a principal bedroom suite with dual aspect, dressing room and en suite. Two further double bedrooms are on hand with a spacious family bathroom. It is worth noting that the dressing room was previously a fourth bedroom.

Outside, the gardens wrap around the house and are mainly laid to lawn at the front interspersed with mature trees and a lavender border along the Cotswold stone wall. The rear garden enjoys a range of mature beds, shrubs and trees, along with a terrace off the principal reception rooms and a second terrace at the end of the garden. Off-road parking is available for several vehicles next to the double garage.

Services

Mains water, electricity, gas and drainage.

What3words

Nourished.going.providing.

Tenure

Freehold

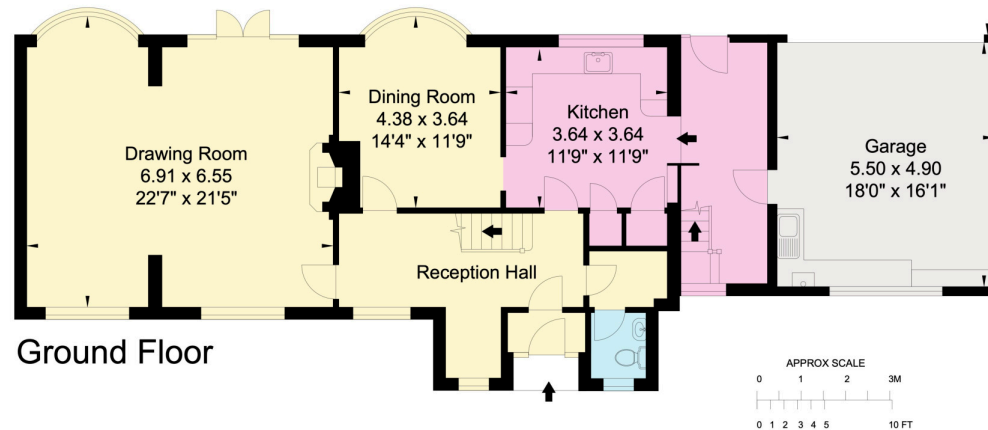
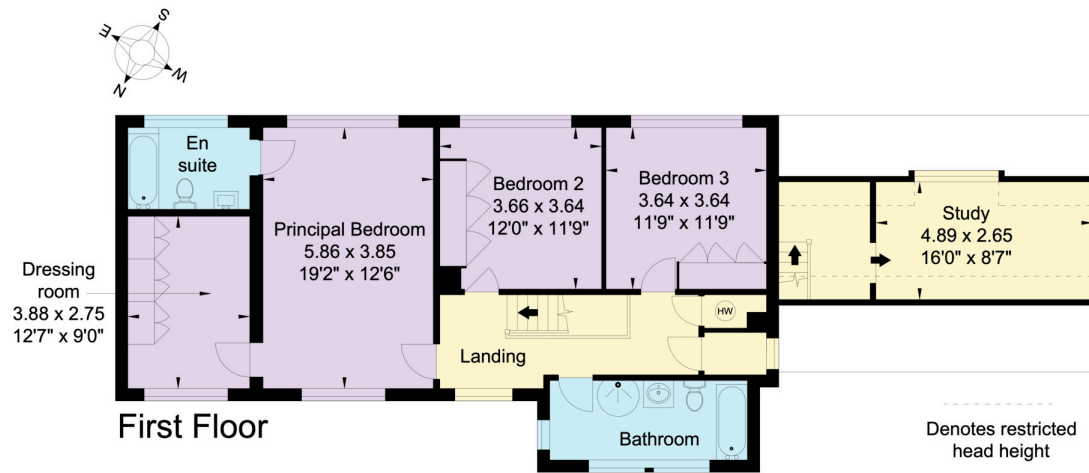






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APPROXIMATE GROSS INTERNAL FLOOR AREA:
239 sq m (2,573 sq ft)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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