

# Collin House

Broadway, Worcestershire







# An impressive period home in 1.5 acres on the edge of Broadway.

Chipping Campden 6 miles, Winchcombe 7 miles, Moreton-in-Marsh 9 miles (mainline railway station to London Paddington in 90 minutes),  
Stow-on-the-Wold 11 miles, Cheltenham 15 miles, Stratford-upon-Avon 16 miles, M5 (J9) 13 miles, Birmingham International Airport 37 miles.  
(Distances and times approximate).



## Summary of accommodation

**Ground Floor:** Entrance hall | Dining room | Sitting room | Snug | Kitchen breakfast room | Study | Utility room | Cellar

**First Floor:** Four double bedrooms | Two en suites | One 'Jack and Jill' shower room

**Second Floor:** Principal bedroom with en suite

## Outbuildings

Studio | Four bay garage | Workshop and Store

## Garden and Grounds

Driveway | Ample parking | Lawned gardens

**House 5,530 sqft**

**Outbuildings 677 sqft**

## Situation

Broadway, often referred to as the ‘Show Village of England,’ sits at the foot of the Cotswold Hills, marking the southernmost point of Worcestershire. Renowned for its honey-coloured Cotswold stone architecture, the village features an exquisite mix of Tudor, Stuart, and Georgian styles, creating a timeless and picturesque setting.

The village caters well to daily needs, offering Broadway Deli, a butcher, a small supermarket, a pharmacy, and a doctor’s surgery. For a wider selection of shops and amenities, Evesham, Cheltenham, and Stratford-upon-Avon are within easy reach. Broadway is also home to The Lygon Arms Hotel, which boasts a spa and fitness centre with membership options for local residents. Other notable hotels and restaurants include Russell’s and The Broadway Hotel, both offering exceptional dining experiences.

Broadway benefits from access to some of the country’s finest schools, with prestigious options in Cheltenham, Malvern, and Oxford.

Transport links are excellent, with the A40/M40 providing access to London (99 miles), and the M5 offering routes to the West Country and the North. A regular mainline train service from Moreton-in-Marsh provides direct links to London Paddington.

The North Cotswolds offers a wealth of sporting and recreational activities. Cheltenham Racecourse hosts the prestigious Cheltenham Gold Cup and other major events, while golfers can enjoy courses at The Wychwood, Burford and Chipping Norton. Rugby enthusiasts can catch matches in Gloucester, and the surrounding countryside provides an extensive network of footpaths and bridleways for walking, cycling, and horse riding. Cultural highlights include the Cheltenham Literature Festival, The Big Festival, and Wilderness Festival, alongside a rich programme of concerts, art exhibitions, and theatre productions throughout the year.



## Collin House

An exceptional Grade II listed Cotswold country home, set within approximately 1.75 acres of private grounds. With its classic Cotswold limestone elevations beneath a pitched limestone slate roof, the property exudes character and charm. The main façade showcases elegant stone mullion windows with leaded light glazing, while three dormer windows punctuate the second floor. A striking pitched porch with a studded timber door provides a grand formal entrance.

Spanning approximately 5,530 sq. ft. across three levels, the accommodation is both well-proportioned and thoughtfully arranged. The principal reception rooms are distinguished by impressive fireplaces, exposed timber flooring, and original beamwork. A beautifully designed study, featuring a lantern roof, sits at the head of the entrance hall. The bespoke kitchen and breakfast room is a true heart of the home, fitted with an array of custom cabinetry, granite countertops, a breakfast bar, and high-quality appliances, including an electric cooker and a two-oven mains gas Aga. A striking double-sided wood-burning stove links the kitchen with the informal dining area, creating a warm and inviting space. Adjacent to the kitchen, a generous utility room provides practicality, while the rear access leads through a glazed garden room to an impressive conservatory, complete with a wood burner and double doors opening back to the kitchen.

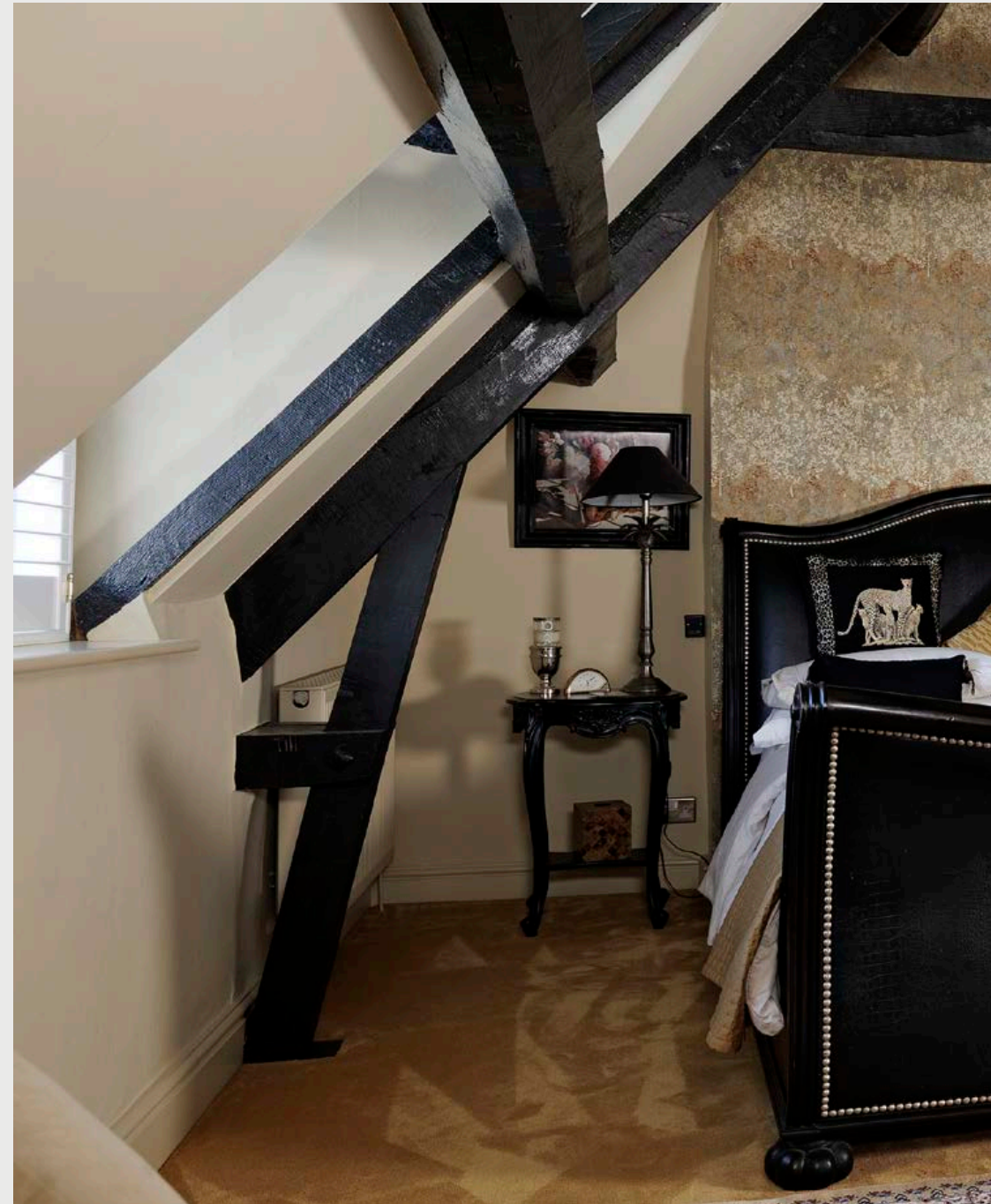
The first floor hosts four substantial bedrooms, two of which benefit from en suite facilities. The two front-facing bedrooms share a spacious Jack-and-Jill bathroom with both a bath and a shower. The second floor is dedicated to a luxurious principal suite, accessed through double doors into a stunning, air-conditioned bedroom with luxurious en suite.







BEDROOMS AND BATHROOMS











## Outside

Collin House is approached via imposing wrought-iron electric gates, leading to a sweeping driveway with ample parking and turning space. The expansive lawned gardens are interspersed with mature trees and Cotswold gravel pathways, with carefully placed lighting enhancing the setting. The front garden enjoys picturesque views toward Broadway Tower, with a striking rectangular water feature and decorative stone fountain adding to its charm.

Outbuildings include a four bay garage with an adjacent workshop, and a studio with scope for further development subject to necessary consents.





# FLOORPLANS

## Approximate Gross Internal Floor Area

House: 458.9 sq m / 4,939 sq ft

Cellar: 54.9 sq m / 591 sq ft

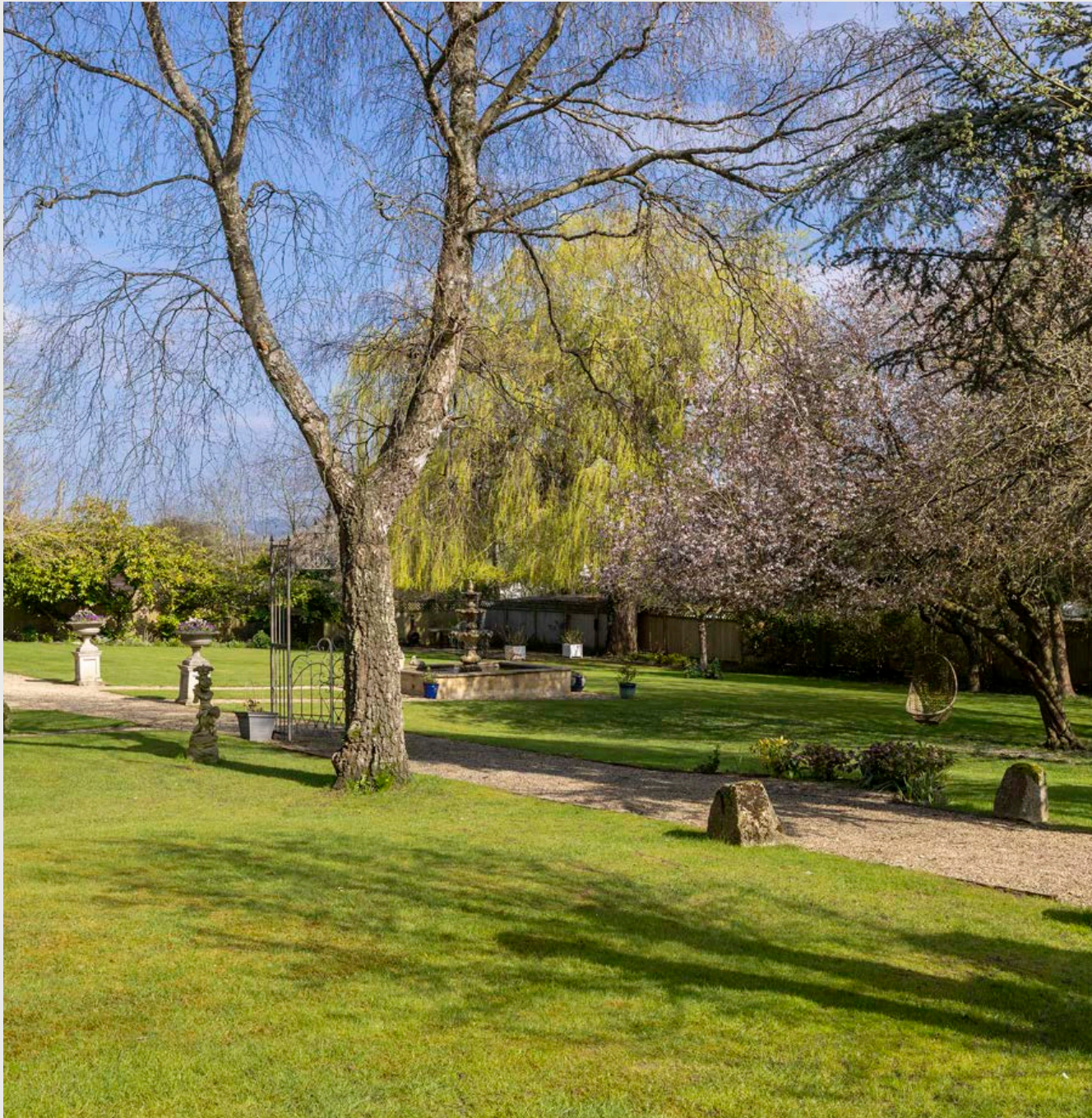
Outbuildings: 62.9 sq m / 677 sq ft

Total: 576.7 sq m / 6,207 sq ft

(Excluding Open Spaces)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Property Information

**Services:**

The property benefits from mains gas, electricity and drainage with air source heating and Gigaclear broadband.

**Tenure:**

Freehold.

**Local Authority:**

Wychavon District Council.

Telephone: 01386 565000.

**Council Tax:**

Band G

**Postcode:**

WR12 7PB

**what3words:**

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**Viewings:**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



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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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