



Winchcombe Road

Sedgeberrow | Worcestershire

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PROPERTY CONSULTANTS



Unique character meets modern luxury in the heart of a vibrant village.

Secluded retreat



The Yard, Winchcombe Road,
Sedgeberrow, Worcestershire

This exceptional Grade II-listed cottage has been meticulously extended and updated, offering a generous layout with thoughtfully designed living spaces, including a bespoke country kitchen, an elegant dining area, and a magnificent living room featuring a wood-burning stove and bi-fold doors to the garden. A striking glass link conservatory adds light and tranquillity, while upstairs the primary suite is a masterpiece of design with a Juliet balcony, spiral staircase, and walk-in wardrobe.

Set on a generous and beautifully landscaped plot, this home includes a timber-framed carport, ample driveway parking, a covered workshop, a summer house, and outdoor seating. Tucked away in a central village location just steps from local amenities, the cottage offers a secluded retreat with all the charm and warmth of countryside living.



3



3



2,041 sq ft



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High-spec, heritage-inspired design

Ground Floor

The ground floor welcomes you with a bespoke country kitchen/breakfast room, complete with high-spec cabinetry, a Belfast sink, and an iconic AGA range cooker, flowing into an open-plan dining area. The showstopping living room, with its character-rich fireplace and wood-burning stove, offers warmth and atmosphere, while bi-fold doors frame views of the beautiful gardens beyond. The glass link conservatory connects old and new with a tranquil seating area and cleverly integrated storage.

First Floor

The primary suite is a serene sanctuary featuring a Juliet balcony, striking spiral staircase, and en-suite with a freestanding roll-top bath. The walk-in wardrobe adds both elegance and practicality. Two further double bedrooms exude rustic charm with exposed beams, and a second luxurious bathroom with its own roll-top bath and timber flooring. A loft room adds flexible storage or hobby space.

Outside

The outdoor space is equally impressive, with beautifully landscaped gardens creating a peaceful oasis. A timber-framed carport offers covered parking, while a generous driveway provides space for several vehicles. Additional outbuildings include a covered workshop/log store, a charming summer house for peaceful afternoons or entertaining, and a rare built-in bread oven, a historic feature ready for revival.



Well-connected yet scenic village

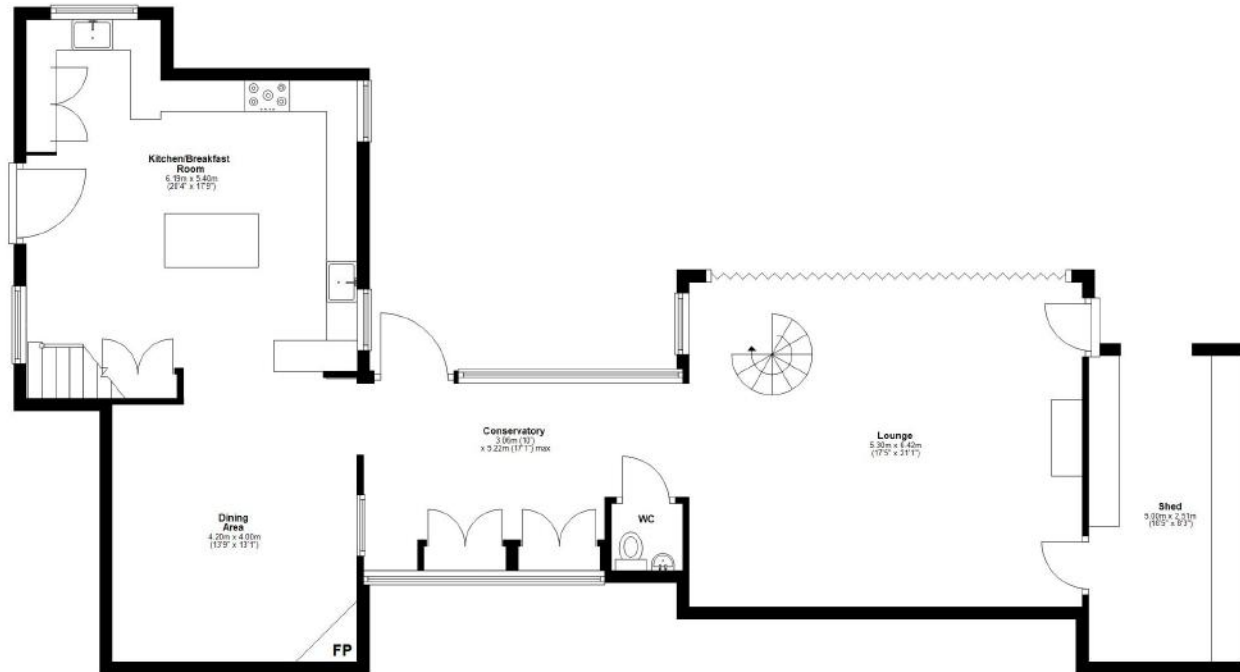
Situation

Nestled in a secluded yet central spot in one of Worcestershire's most desirable villages, this cottage boasts tranquil surroundings and easy access to local life. Just a short stroll from the property lies the popular Queen's Head pub, along with other village amenities to cater to everyday needs.

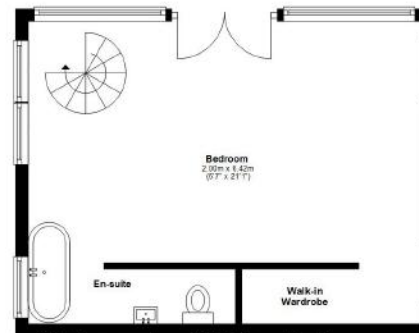
The village itself is well-connected, making it an ideal choice for those seeking a rural home without sacrificing convenience. Scenic countryside walks and cycling routes abound, while road links to nearby market towns and transport hubs ensure effortless travel. This property's rare combination of charm, space, and location makes it a truly special find.



Ground Floor
Approx. 110.9 sq. metres (1194.1 sq. feet)



First Floor
Approx. 69.5 sq. metres (747.7 sq. feet)



Second Floor
Approx. 9.2 sq. metres (99.4 sq. feet)



Total area: approx. 189.6 sq. metres (2041.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and subject to change without notice. Prospective buyers or tenants should verify all information independently.
Plan produced using PlanUp.

Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Enquiries about broadband availability, estimated strength and download speeds can be made with BT.

Tenure

The property is being sold with freehold tenure (incl. a flying freehold), offering the buyer full ownership of both the house and its land.

Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

Local Authority

The property is located within the jurisdiction of Wychavon District Council.

Listing

The property is Grade II listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

Directions

Take the A4184 from Evesham. At the roundabout, take the second exit to continue onto A46. Turn left towards Winchcombe and Sedgeberros (B4078). At Sedgeberrow, turn left onto Winchcombe Road. Turn left onto The Yard. The property is situated on the right.

Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	45 E	
21-38	F		
1-20	G		

Selling?



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Travel Distances

Evesham - 3.4 miles Worcester - 18 miles
Cheltenham - 14 miles



Nearest Stations

Evesham - 3.9 miles
Worcestershire Parkway - 14 miles



Nearest Airports

Birmingham Airport - 37 miles
London Heathrow - 88.5 miles



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