



Peter Clarke

Pixham Cottage Main Street, Willersey, Broadway, WR12 7PJ

- Three bedroom cottage
- Sitting room with flagstone floor
- Wood burning stove
- Dining room with Inglenook
- Kitchen/breakfast room
- Bathroom and ensuite
- Pretty cottage garden



£625,000

Beautiful three bedroom cottage. Located in the heart of this Cotswolds village with bags of character. Sitting room with wood burner, dining room with Inglenook and exposed stonework, Kitchen/breakfast room. Two bedrooms and bathroom on the first floor, and a double ensuite bedroom on the top floor. Pretty cottage garden.

#### ACCOMMODATION

The front door opens to a storm porch with door into the sitting room. The sitting room has flag stone floor, beams and a beautiful fireplace with wood burning stove. The dining room features another stunning inglenook. There are stairs to the first floor. The kitchen/breakfast room as a lantern in the roof providing natural light. The kitchen has integrated hob, oven, washing machine, dishwasher, fridge and freezer. There is a door out to the garden. On the first floor there is a double bedroom with fitted wardrobes, family bathroom and another bedroom currently used as a study. On the top floor there is a lovely double bedroom with ensuite shower room and fitted wardrobes. There is eaves storage and some storage in the roof void. Outside there is a beautiful cottage garden with well kept lawn and flower beds as well as a useful shed.

#### TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

#### SERVICES

We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

#### RIGHTS OF WAY

The property is sold subject to and with the benefits of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

#### COUNCIL TAX

Council Tax is levied by the Local Authority and is understood to lie in Band D.

#### CURRENT ENERGY PERFORMANCE CERTIFICATE

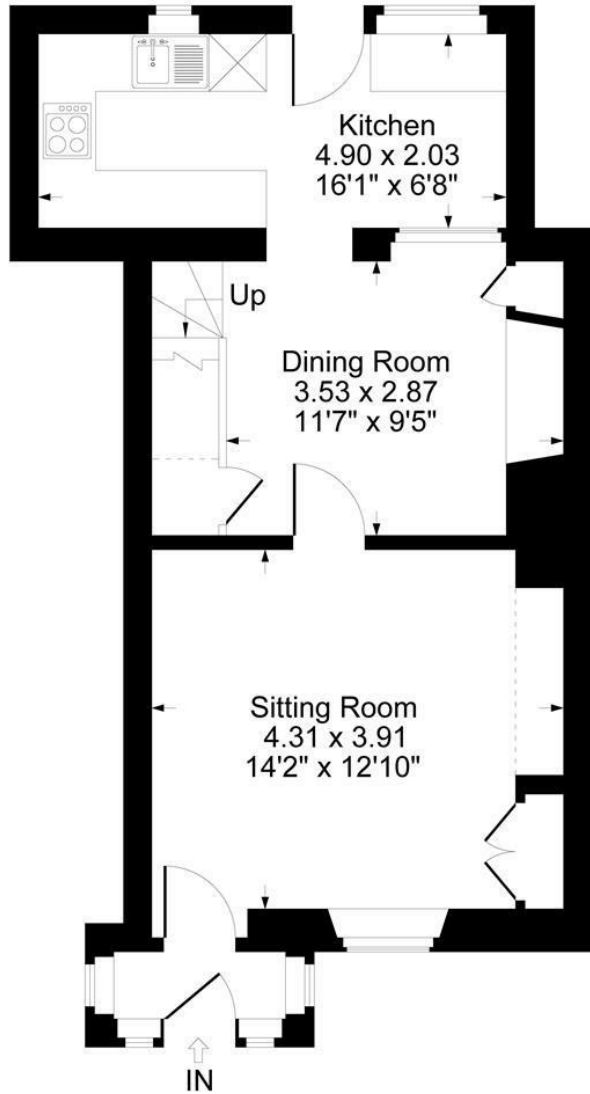
C. A full copy of the EPC is available at the office if required.

#### VIEWING

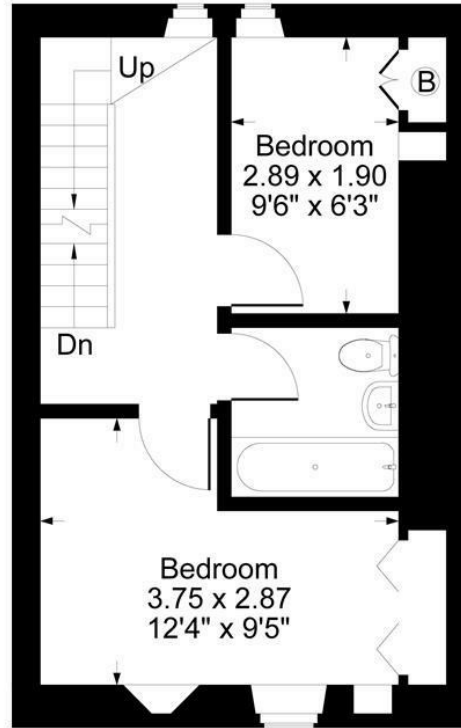
By Prior Appointment with the Selling Agents

REGULATED BY RICS

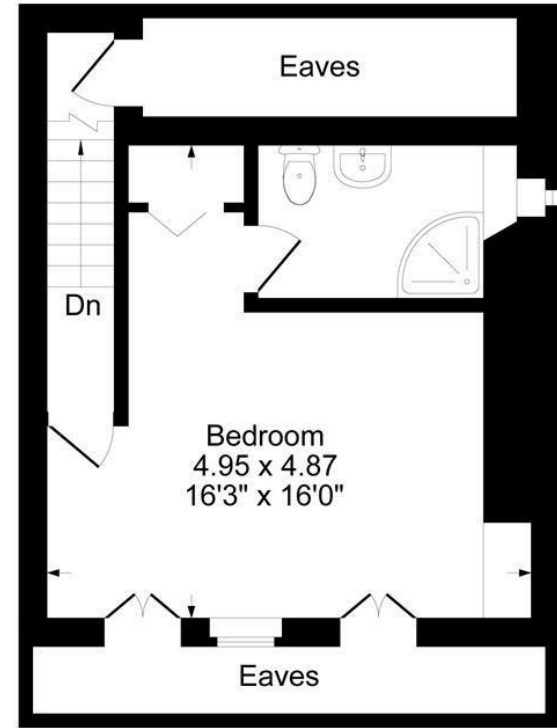




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
 Ground Floor = 42.70 sq m / 460 sq ft  
 First Floor = 27.37 sq m / 295 sq ft  
 Second Floor = 24.26 sq m / 261 sq ft  
 Total Area = 94.33 sq m / 1016 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT  
01386 770044 | [campden@peterclarke.co.uk](mailto:campden@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

