



◆ THE CROSS ◆ BRETFORTON ◆ WR11 7JE ◆
◆ GUIDE PRICE £1,400,000 ◆

An amazing, once in a lifetime, opportunity to purchase a private estate in the heart of the quintessential village of Bretforton. Lovingly owned by the current family for 75 years, the three versatile properties (two of which are Grade II listed) have been developed and extended over time.

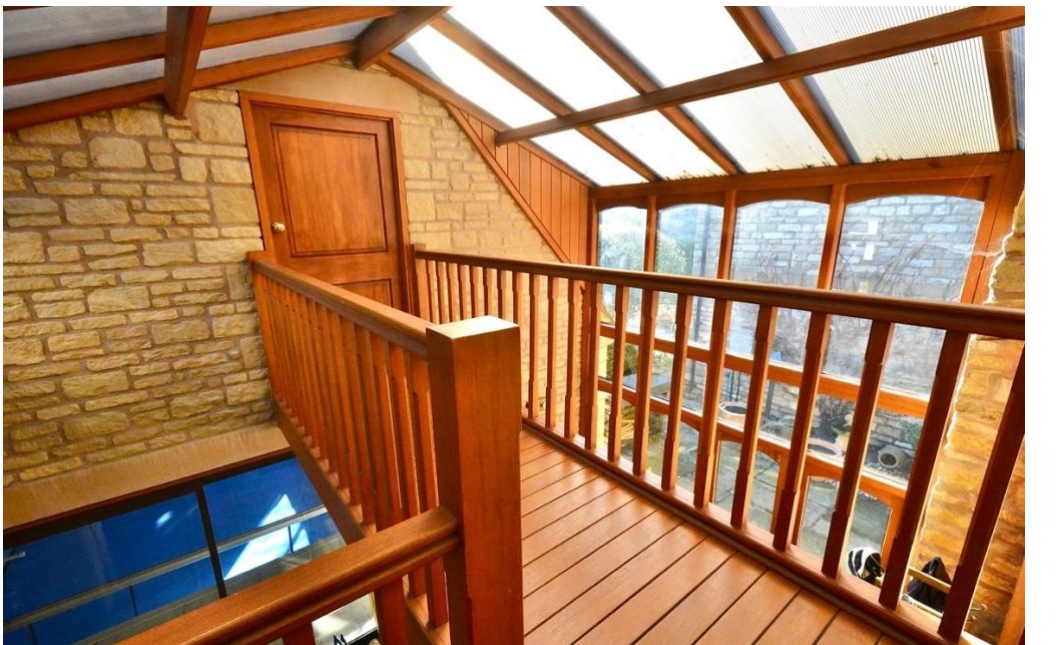
A charming and picturesque village offering a blend of rural tranquillity and historic appeal, Bretforton boasts a rich history with properties dating back to the 17th and 18th century. Surrounded by rolling countryside, the village is home to the National Trust owned historic Fleece Inn, renowned for its welcoming atmosphere and community spirit. The central point of the village is The Cross which is overlooked by the stunning St. Leonard's Church. Opposite the Church and looking over the green this exceptional Cotswold stone estate is nestled in a private walled and gated location offering a blend of history, comfort and functionality.



The living areas in the main house are flexible and offer excellent space for family living and entertaining. The fabulous log burner set in the open inglenook fireplace with traditional beam above is a delight in the colder months, creating a cosy atmosphere within the beamed family room. The high-quality Poggenpohl kitchen is fully functional with integrated appliances.



The expansive main house features five generously sized bedrooms including two master suites as well as an attic space. The extension which includes the pool, games room and two bedrooms is joined to the main house by a conservatory and fabulous wooden walkway.

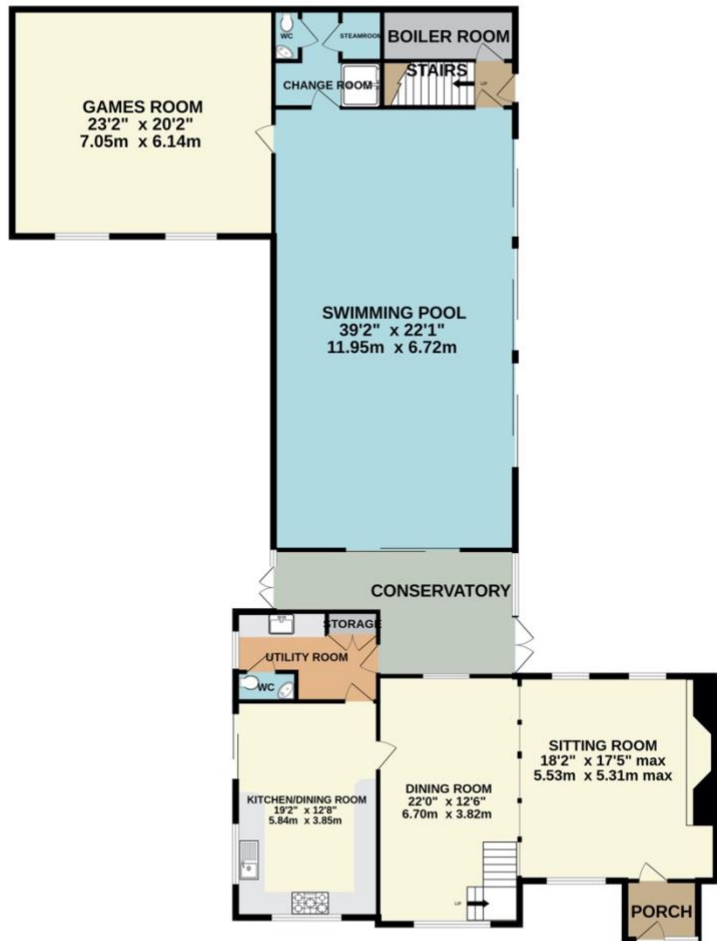




There is a swimming pool, with its changing room, shower and steam room, and a large games room which provides excellent space for a multitude of uses. The private landscaped walled garden is low maintenance with a plethora of flowers and mature shrubs, providing a beautiful spot for alfresco dining.



GROUND FLOOR
2618 sq.ft. (243.2 sq.m.) approx.



1ST FLOOR
2048 sq.ft. (190.3 sq.m.) approx.



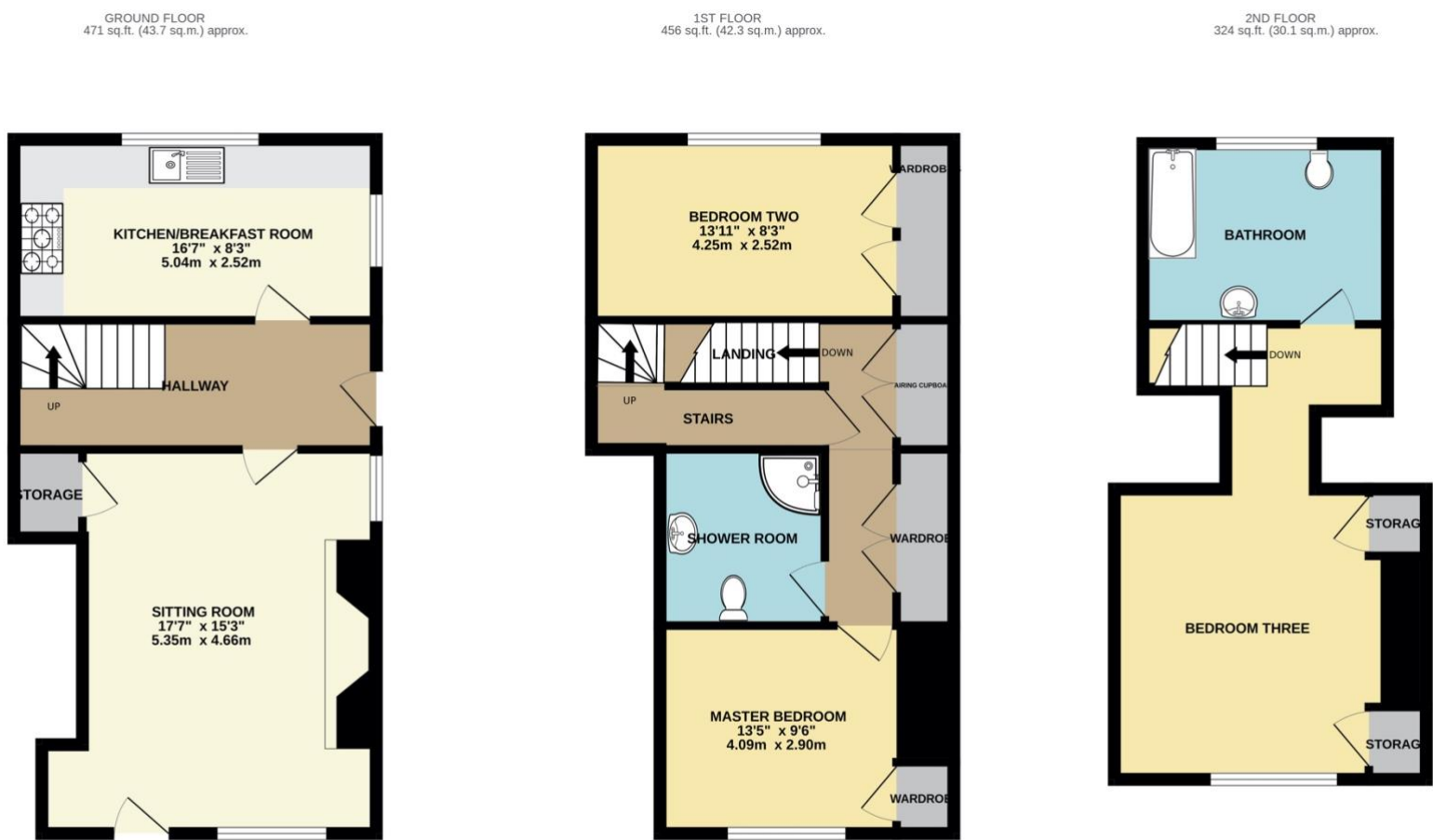
TOTAL FLOOR AREA : 4666 sq.ft. (433.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Main House

The attached cottage, The Haven, provides excellent additional living space with three bedrooms and two bathrooms. This character filled cottage benefits from a large living room with a log burner in the fabulous fireplace as well as a pretty kitchen overlooking the private fenced patio area at the rear of the property. Currently a rental home, yielding £1100 per calendar month, The Haven exudes warmth and character.





TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

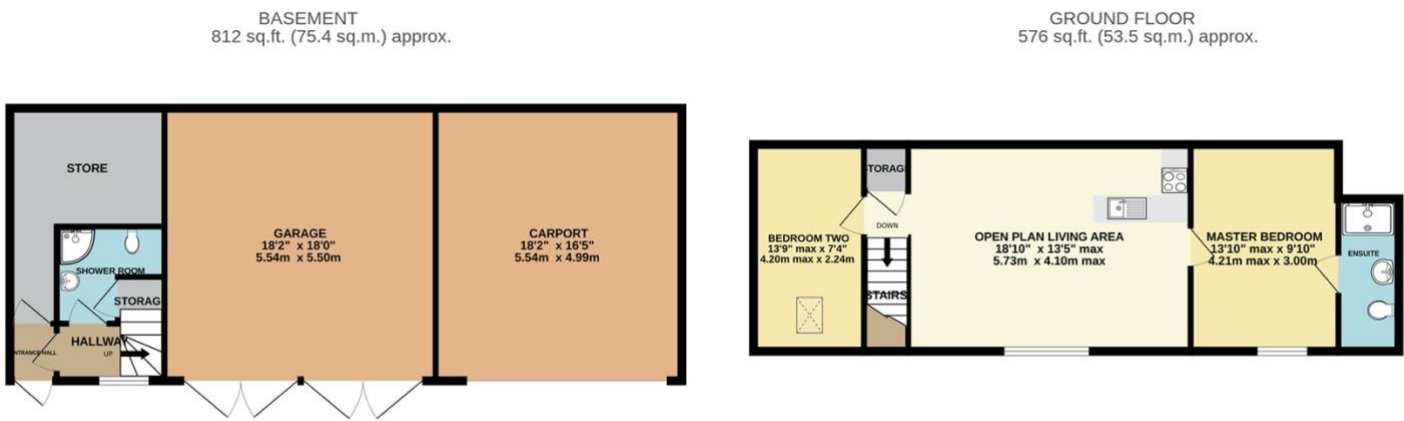
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The Haven



Above the carport and garages there is a two-bedroom two-bathroom apartment with an open plan kitchen living area as well as a storage room. The spacious garages have electric doors. There is plenty of parking in the courtyard area which is beautifully landscaped with trees and vines which complement the patio doors to the indoor pool.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 sq.m.) approx.

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Garages / Apartment

This much-loved estate has all mains services connected and has been priced accordingly based on works which need to be carried out. The Haven and The Cross are Grade II listed from 30 July 1959, list entry number 1349973. Both C17 with late C20 alterations.

Whether you are looking for a family home for multi-generational living or an investment property with multiple dwellings, this estate has it all within a perfect central location set in a tremendous village.

Once part of the farmland of Evesham Abbey, Bretforton has a history of market gardening and consists of a huge variety of different properties including a Jacobean Manor House, a Gothic Hall, a Theatre Barn Grange and the stunning St. Leonard's Church, which dates back from the late 13th century. Opposite the Church is the award-winning Fleece Inn, famous for its ciders and real ales where one can enjoy a perfect summer evening in the orchard or a cosy fireside tippie during the colder months. The village is the proud home to Bretforton Silver Band which can trace its' roots back to 1895; a band which plays regularly in the village and surrounding areas.

A picturesque village with a wonderful community, Bretforton also has an active and very popular Sports Club as well as a busy Community Social Club. There are several other clubs within the village: drama, books, gardening, crafts to name a few as well as the quintessential Bretforton Show and the highlight of the year, Bretforton Proms. The successful Community Shop is volunteer led and there is a mobile Post Office and Banking Service in the village three days a week. There is a delightful Pre-School located in the Memorial Hall as well as the Bretforton Village School which can be found in the centre of the village.



All enquiries must be made via Chatterton Estate Agents and viewings are strictly by appointment only.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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