



◆ 11A HIGH STREET ◆ BADSEY ◆ WR11 7EW ◆  
◆ GUIDE PRICE £300,000 ◆



- STUNNING TRADITIONAL COTTAGE
- LOTS OF CHARACTER FEATURES
- THREE GOOD SIZE BEDROOMS
- SUNNY PRIVATE GARDEN
- DRIVEWAY
- GAS CENTRAL HEATING
- OPEN FIRE
- CENTRAL LOCATION
- CLOSE TO AMENITIES
- UTILITY ROOM
- TWO RECEPTION ROOMS
- BATHROOM AND WC



## ABOUT THE PROPERTY...

A stunning three-bedroom traditional cottage built in the 1790s and full of character features including exposed beams, wooden doors and sash windows plus private sunny rear garden and off-road parking. The property offers light and airy accommodation combined with gas central heating and is situated in the centre of this sought-after village.

The front door opens into the entrance hallway with stone flooring and stairs rising to the first floor. The sitting room has an open fire set in a lovely feature brick fireplace and sash window to the front. The dining room has built-in storage and door leading to the kitchen. The kitchen is fitted with a range of modern wall and base units, work surfaces and integrated oven, hob and extractor. Off the kitchen is a useful utility room, side door to the drive and door to the bathroom. The bathroom has a white suite, is attractively tiled and has a shower over the bath.

On the first floor there are two double bedrooms and a good size single bedroom, all with built-in storage. Also on the first floor is a wc with basin.

Outside there is a paved driveway and access gate to the enclosed secure rear garden. The rear garden is mainly laid to lawn, fenced and walled with new shed



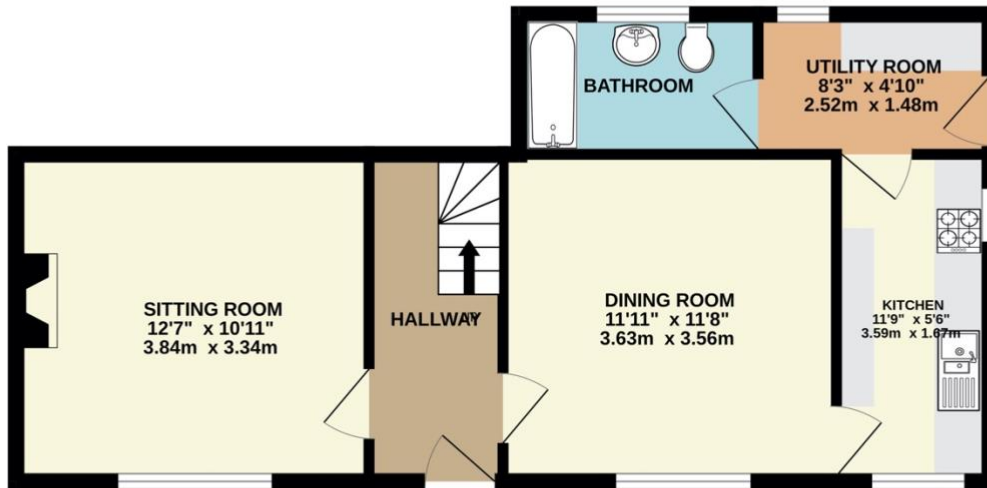
## ABOUT BADSEY...

Badsey has a long and rich history dating back to at least Roman times. It is now a thriving community village and civil parish in the Wychavon district of Worcestershire. The Old Manor House, a Grade II listed building still stands on the village street and its half-timbered, black and white stature is today a private residence. Badsey lies approximately 2 miles to the East of the market town of Evesham, 4.5 miles from Broadway and about 15 miles South West of Stratford-upon-Avon.

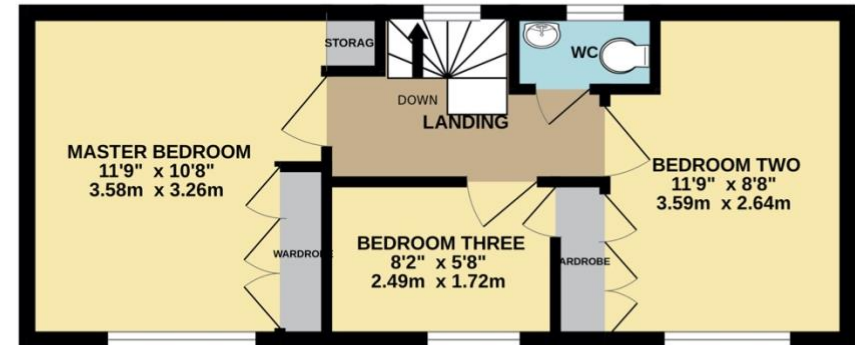
Badsey has a First School and Pre-School located in the centre of the village as well as a Church, Butchers, a Spar shop (open 7 days a week) and a Post Office (located inside the Spar). Badsey is also home to two Public Houses and a thriving Sports Club and Park.



GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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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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