



◆ ROWAN HOUSE ◆ WILLERSEY ROAD ◆ BADSEY ◆ WR11 7HE ◆
◆ GUIDE PRICE £950,000 ◆



- **DETACHED FAMILY HOME IN IDYLIC RURAL LOCATION**
- **STUNNING SPACIOUS FITTED BREAKFAST KITCHEN**
- **DINING ROOM**
- **DUAL ASPECT SITTING ROOM**
- **RAISED DECK AREA FOR SUNNY ALFRESCO DINING**





- **IMMACULATELY PRESENTED**
- **THREE LARGE BEDROOMS**
- **MASTER ENSUITE SHOWER ROOM**
- **STUNNING FAMILY BATHROOM**
- **BEAUTIFUL MATURE FORMAL GARDENS**



ABOUT THE PROPERTY...

A fantastic opportunity to purchase a great family home with a profitable business. An immaculately presented large three bedroom detached rural family home set in approximately 1.5 acres offered with a 5-star rated fully licenced long established kennel boarding business. The property benefits from three large bedrooms, master ensuite, two reception rooms and a stunning spacious breakfast kitchen. The property has lovely mature formal gardens, a paddock to the side and the capacity/licence for up to fifty dogs plus a fully equipped grooming room. The business has a separate driveway and access and both this and the main house have ample off-road parking.

The property is entered via front door opening into a spacious hallway with all the main rooms off plus a downstairs WC. The light and airy sitting room benefits from a log burner set in a stunning fireplace and is dual aspect with double doors leading onto a relaxing raised deck area positioned to take advantage of the sunshine. The dining room is spacious and overlooks the front garden. The breakfast kitchen is fully fitted with an extensive range of modern wall and base units combined with butcher's block style work surfaces and there are double doors leading to the rear garden. Off the kitchen is a useful utility room with further storage and second sink.

On the first floor there are three well-proportioned bedrooms and a large, lovely family bathroom. The master bedroom has its own ensuite shower room.

The property is situated almost centrally in the plot with gardens to all sides plus the paddock. There are fifty dog kennels plus grooming room with bath and a feeding room with sink. On top of that there are various outbuildings and stores. Viewing is essential to appreciate all this property has to offer in an idyllic location.

ABOUT BADSEY AND WILLERSEY...

Badsey lies approximately 2 miles to the East of the market town of Evesham and is a thriving community village boasting a First School and Pre-School as well as a Church, Butchers, a Spar shop and Post Office. Badsey is also home to two Public Houses and a thriving Sports Club and Park.

Willersey, with its wide open green and much-admired duck pond nestled at the centre, is home to two Public Houses and a popular Primary School. The village is situated at the northern edge of the Cotswolds Area of Outstanding Natural Beauty and just minutes from the well-known picturesque Cotswold centre of Broadway. A variety of fine restaurants and pubs can be found in Broadway as well as day to day amenities including First Schools, Library, Doctors, Chemist, Delicatessen, Budgens supermarket and a Butcher. Secondary Education is well catered for in Chipping Campden and in Evesham.

The larger cultural towns of Worcester, Cheltenham and Stratford upon Avon are all within 15 miles and there are mainline train stations to London Paddington from Honeybourne (approx. 4 miles).



- **5* RATED PROFITABLE BUSINESS**
- **BOARDING KENNELS AND LICENCE FOR UP TO 50 DOGS WITH SEPARATE DRIVEWAY ACCESS**
- **FULLY EQUIPPED GROOMING ROOM**
- **PADDOCK**
- **AMPLE OFF-ROAD PARKING**





GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1633 sq.ft. (151.7 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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