



Lower House

Broadwas | WR6 5NH



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****PRICE REALIGNED FOR A QUICK SALE**** An exceptionally well-presented and substantial period property, that has lovingly remained in the same family for 40 years. This exquisite attached countryside residence offers charm and character combined with contemporary style living, located in the desirable village of Broadwas.

Location:

Situated in the Teme Valley, Broadwas is a wonderful semi-rural village with a variety of public footpaths and bridlepaths. The Village offers local amenities including a Primary School, Public House and Village Hall. The City of Worcester is approximately 6 miles away providing further amenities including cultural and sporting venues, bars, restaurants and cafés, as well as hospitals and train stations.

Worcester (6 miles), Malvern (11 miles), Hereford (25 miles), Birmingham (30 miles). All miles are approximate.

Education:

The local primary school of Broadwas C of E is rated Good by Ofsted. Lower House is within catchment for the renowned The Chantry School. In the Independent Sector, Kings School and the Royal Grammar School are both located in Worcester as well as Malvern College, Malvern.

Accommodation Comprising Of:

Reception hall, sitting room, dining room, kitchen/laundry room, master bedroom with en-suite, three further double bedrooms and main bathroom.





Ground Floor Accommodation:

A most spacious reception hall welcomes you into this exquisite residence, with doors leading to the sitting room, dining room and understairs storage. To the left of the reception hall is the well-proportioned sitting room with ceiling beams, dual aspect windows, solid oak flooring, a fabulous open fireplace and two fitted storage units. To the right of the reception hall is the wonderful dining room with ceiling beams, an open fireplace and single aspect sash window. The dining room leads through to the kitchen/laundry room offering superb storage with wall and base units finished with Quartz work surfaces. Integrated appliances include a dishwasher, fridge/freezer, an eye-level NEFF cooker and microwave, and a counter-top induction hob. In the laundry area there is room for a free-standing washing machine and tumble dryer, and a single door to outside.



First Floor Accommodation:

The first-floor landing has doors leading to two bedrooms and main bathroom. The exquisite and well-proportioned master bedroom boasts characterful ceiling beams, extensive fitted wardrobes, single aspect and an en-suite with ceiling beams, comprising of a double shower, toilet and basin with an LED mirror. Bedroom two is a superb sized double with with ceiling and wall beams, fitted wardrobes and single aspect. Completing the first floor is the main bathroom comprising of a bath with shower over, toilet and basin.

Second Floor Accommodation:

The landing has doors serving two further double bedrooms. Bedroom three is a terrific sized double with ceiling and wall beams, eaves storage and dual aspect. Bedroom four is another terrific sized double with ceiling and wall beams and single aspect.

Outside:

The front garden is wonderfully manicured, consisting of lawn and patio, perfect to enjoy the glorious outdoors all year round. The





Stainless steel microwave and oven stack.

White upper kitchen cabinets.

Dark grey lower kitchen cabinets and countertop.



tarmacked driveway has parking for up to 2 cars. From the garden there are steps down to a superb cellar, excellent for storage.

Services:

Mains water, electricity and drainage. Oil fired heating.

Tenure:

We are advised the property is Freehold.

Local Authority:

Malvern Hills

Council Tax Band:

D

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

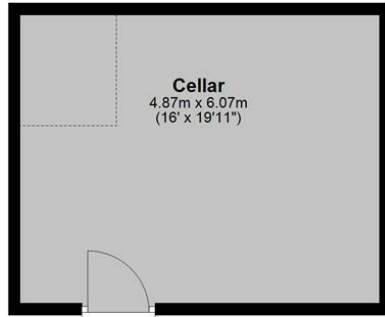
RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.





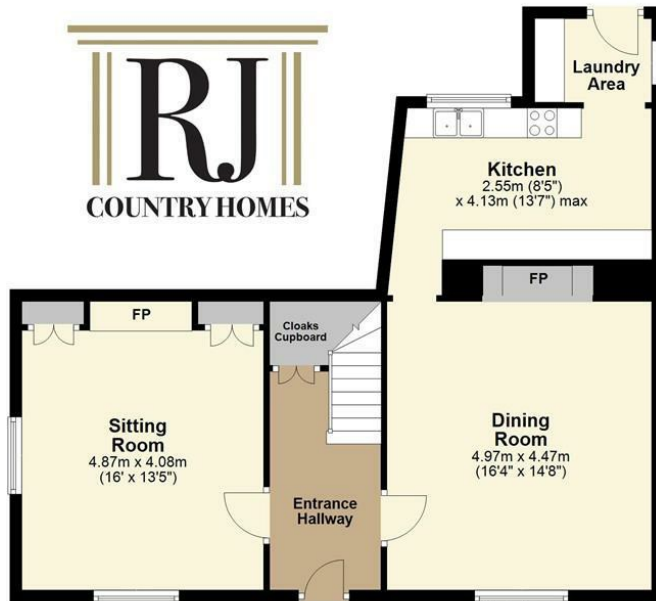
Ground Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



First Floor

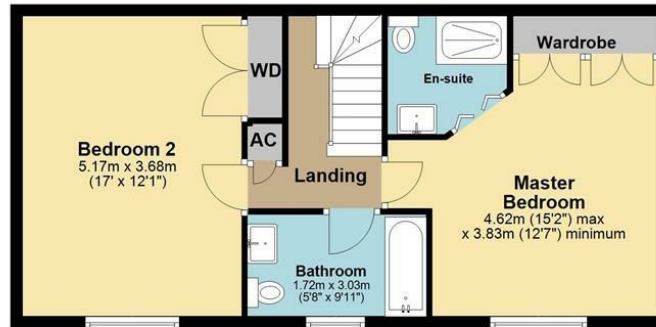
Approx. 69.3 sq. metres (745.8 sq. feet)



Total area: approx. 216.8 sq. metres (2334.1 sq. feet)

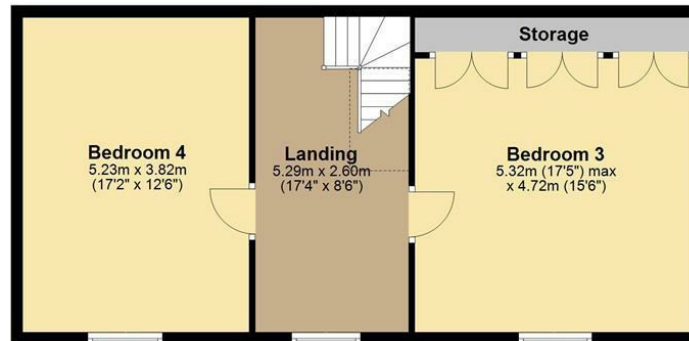
Second Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



Third Floor

Approx. 63.2 sq. metres (680.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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