



Broadwas | WR6 5NE

RJ
COUNTRY HOMES

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An exceptionally well-presented and substantial family home, that has been thoughtfully extended to offer spacious accommodation and entertaining space. This wonderful detached countryside residence offers contemporary style living, set in a private cul-de-sac 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 caf  s, 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 CofE is rated Good by Ofsted. Broad Oak is within catchment for the renowned 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:

Hallway, breakfast/kitchen with family area, laundry room, wc, sunroom/dining area, sitting room, master bedroom with dressing area and large en-suite, 4 additional bedrooms and 2 en-suites, family bathroom. Attached double garage.





Ground Floor Accommodation:

Double oak doors welcome you into this fabulous village residence. The hallway leads into the breakfast kitchen and living space, as well as doors to the sitting room, wc, sunroom with dining area. The spacious open-plan kitchen offers a selection of storage options with attractive wooden wall and base units, Belfast sink and quartz counter tops. Integrated appliances include an eye-level Neff slide and hide cooker, a free standing and negotiable Esse range electric cooker with ceramic hot plates, Zanussi dishwasher and space for a fridge freezer. The most useful breakfast bar has space beneath for seating. Travertine stone flooring is a feature that flows into the family room. A laundry offers storage solutions with wall and base cupboards and space for white goods. A stable door leads to the rear garden. Situated across the hallway is the elegant sitting room, which is flooded with light from the triple aspect windows and bi-folding doors which lead directly onto the patio area and garden beyond. An LPG log burner adds a focal point to the room and warmth on chillier evenings. There is also a useful WC located under the stairs, with pedestal sink and toilet. Additional storage can be found in the hallway. Attractive Karndean flooring throughout the remaining ground floor. At the rear of the hall lies the large Orangery complete with ceiling lantern, having electrically operated vents and bi-folding doors, together with a mood lit electric fire, a perfect place for dining and entertaining.

First Floor Accommodation:

A spacious galleried landing has doors servicing all five bedrooms and family bathroom, as well as an additional storage cupboard. The Master Bedroom is a superb size with light from the two dormer windows, a dressing room and very spacious en-suite. Light floods into the contemporary en-suite through two velux windows and features wall and floor marble effect tiles, a double sink with vanity unit, large bath, toilet and separate shower with rainfall head and body jets. Bedroom two and three both benefit from en-suites with electric showers, Bedroom four has excellent storage in the form of fitted wooden wardrobes. Bedroom five is located next to the family bathroom which has bath with shower over, toilet and sink.

Outside:

Broad Oak boasts a generous drive with parking for multiple cars and garden to the front. To the rear of the property and surrounded by mature Laurel bushes and wall is a most private and delightful garden consisting of a large lawn and superb patio areas, perfect for enjoying





the outdoors all year round. The attached double garage has insulated electric doors, an electric car charging point is also attached to the external wall of the garage. A large part brick built store is ample for all gardening equipment and garden furniture.

Services:
Mains water, electricity and drainage. LPG. Solar panels providing a feed in tariff.

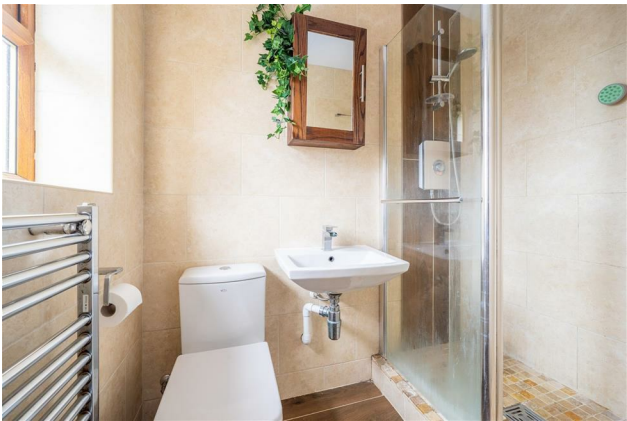
Tenure:
We are advised the property is Freehold

Local Authority:
Malvern Hills District Council

Council Tax Band:
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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.

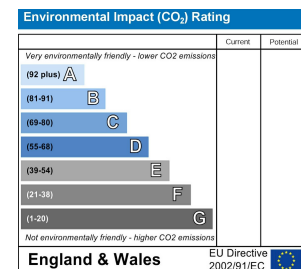
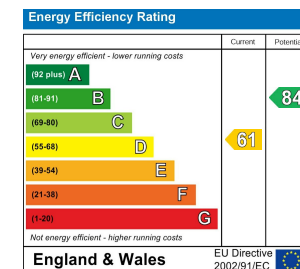






Total area: approx. 237.9 sq. metres (2561.1 sq. feet)

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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