

Andrew Grant  
PRESTIGE & COUNTRY



AmbleSide

Broadway WR12 7BT





# Ambleside

Springfield Lane, Broadway WR12 7BT

**6** Bedrooms    **3** Bathrooms    **3** Reception Rooms

“Located in the desirable location of Broadway is this stunning Cotswold stone family home, combining timeless elegance, charm and style...”

Scott Richardson Brown CEO

- The property boasts over 3,000 sq ft of living space, including a two-bedroom self-contained cottage, offering an ideal opportunity for multi-generational living or rental income.
- Expansive living and dining room offering seamless access to the garden and patio area, perfect for open-plan family living and entertaining.
- Generously sized kitchen equipped with a granite countertop island and top-of-the-range appliances to excite any culinary enthusiast.
- Meticulously maintained garden and patio area, providing a wonderful space for alfresco dining and outdoor activities.
- Exclusive location off a private road, whilst still within walking distance of Broadway high street.



3,358 sq ft (312 sq m)





## The entrance hall

Entering through an oak door, you are welcomed by a grand entrance hall. This space provides access to all reception areas, creating a seamless flow and an open-plan layout throughout this wonderful home.





## The kitchen

At the heart of the property is a fully equipped kitchen, featuring Miele appliances, including an oven, induction hob, granite countertops, a porcelain sink and basin and a beautiful granite-topped island offering ample storage space and breakfast bar seating. The kitchen enjoys lovely views of the rear garden, providing an abundance of natural light and creating a wonderful space for entertaining guests and cooking. The kitchen also provides access to the utility room and the rest of the downstairs living areas.











## The dining room

Positioned between the kitchen and the living room is a wonderful dining room, ideal for entertaining guests and enjoying family meals. Adorned with a wood burning stove this space exudes character and comfort. Bi-fold doors open onto the patio area, flooding the room with natural light and creating a seamless indoor-outdoor living experience.











## The living room

The property features a spacious, light-filled living room, ideal for both formal entertaining and casual family gatherings. This inviting space showcases a wood burner set upon a stone hearth with a wooden mantelpiece, adding charm and warmth. Bi-fold doors flood the room with natural light and provide seamless access to the patio area, enhancing the sense of space to this property.







## The utility

Adjacent to the kitchen is a convenient utility room housing the boiler. This well-equipped space features plumbing for a washing machine and tumble dryer, a sink and additional cupboard storage, as well as direct access to the rear of the property.





## The principal bedroom

Located at the front of the property is this expansive double bedroom. The principal bedroom is filled with natural light through a four-paned window and benefits from wonderful views of the front garden.





## The en suite and dressing room

The principal bedroom boasts its own luxurious en suite and dressing room, offering ultimate privacy and convenience. The en suite is equipped with a rainfall shower, a WC and dual washbasins with ample cupboard space underneath.







## Bedroom two

Bedroom two is another generously sized double bedroom that overlooks the front of the property. This room benefits from a large window that fills the space with natural light, along with built-in shelving units that enhance storage space and functionality.







## Bedroom three

Completing the downstairs accommodation is bedroom three, a single room that offers ample space to be transformed into a double bedroom. This bedroom is also conveniently positioned adjacent to the downstairs bathroom providing both functionality and comfort.





## Bedroom four

As you ascend the staircase, you are greeted by a fourth bedroom and reception space that spans the entire first floor. With vaulted ceilings and multiple Velux skylights, this bedroom is a bright and private sanctuary.











## The gardens

The property also benefits from an expansive lawned garden, surrounded by fencing and mature shrubs to ensure complete privacy. Featuring soft planting areas for flowers, a summer house and a shed, this outdoor space offers a perfect setting to enjoy the sunshine and outdoor activities.







## The patio

The dining and living rooms open onto a spacious patio area, seamlessly enhancing the home's indoor-outdoor flow and creating an inviting setting for alfresco dining.







## The cottage

This charming Cotswold stone cottage features two double bedrooms, a bathroom, a downstairs cloakroom, a well-equipped kitchen, an expansive living room and dining area, as well as its own private garden. This delightful and versatile space offers comfort and functionality, making it a wonderful addition to the property.







## The living room

The living area is a warm and welcoming space that seamlessly connects to the dining area and kitchen, creating an open-plan flow throughout the property. This space also benefits from French doors that lead to a private garden, flooding the room with natural light.





## The dining room

From the living room, you enter a quaint dining area adjacent to the kitchen, creating a perfect space for entertaining and dining.







## Bedrooms one & two

As you ascend the staircase from the kitchen, you are met by a landing which provides access to the bathroom as well as bedroom's one and two of the cottage. Bedroom one is a generously sized double bedroom which features vaulted ceilings, a Velux skylight and window creating a bright and airy space to unwind. Bedroom two is another generously sized space featuring a Velux skylight with space for a double bed.







## The cottage patio

This versatile cottage also boasts a private garden, with French doors leading from the living area onto a generous patio. With ample space for outdoor seating, this area provides a relaxing retreat for guests or family members to enjoy.





## The driveway

As you approach the property via a private road, you are greeted by a gated entrance leading to an expansive gravel driveway, offering ample parking space for both the main property and the cottage.







## Location

Known as the “Jewel of the Cotswolds,” Broadway is a picturesque village celebrated for its charming character and beauty. Nestled at the foot of the Cotswold Hills, Broadway offers a quintessential English countryside experience, making it a sought-after destination for residents and visitors alike.

The village boasts a wealth of amenities, including independent shops, boutiques and galleries along its famous High Street. Residents enjoy a variety of cafes, traditional pubs and fine dining restaurants, alongside essential services like a post office, pharmacy and grocery stores.

Broadway provides excellent educational facilities, with the well-regarded Broadway First School and nearby Chipping Campden School for secondary education. Several independent schools in the area further enhance educational options.

Transport links are strong, with the village situated near the A44 for direct routes to Evesham and Oxford. Regular bus services connect Broadway to nearby towns and Honeybourne Station offers direct rail services to London Paddington, Worcester and Hereford, making commuting straightforward.

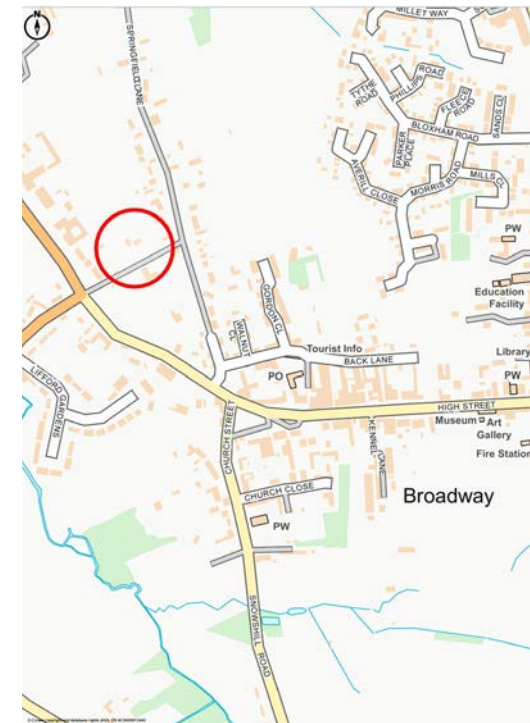
Broadway offers numerous outdoor activities, including walking, cycling and horse riding through the stunning countryside. Broadway Tower, a prominent local landmark, provides breathtaking views and historical insights. In summary, Broadway combines the beauty of the Cotswolds with modern conveniences, making it an idyllic place to call home.

## Services

The property benefits from mains gas, electricity, water and drainage.

## Council Tax

Band G

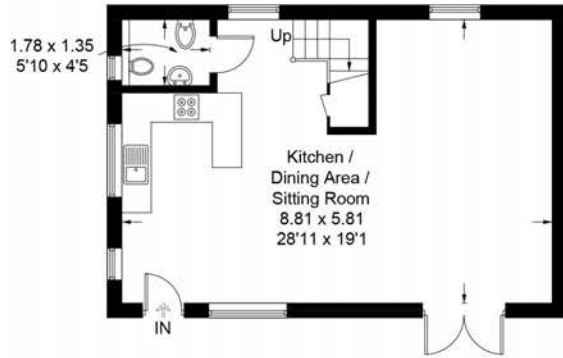




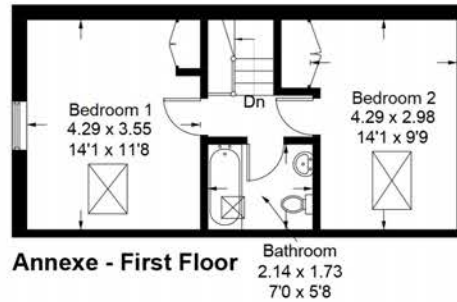
# Ambleside



Approximate Gross Internal Area = 222.7 sq m / 2397 sq ft  
 Annexe = 89.3 sq m / 961 sq ft  
 Total = 312.0 sq m / 3358 sq ft

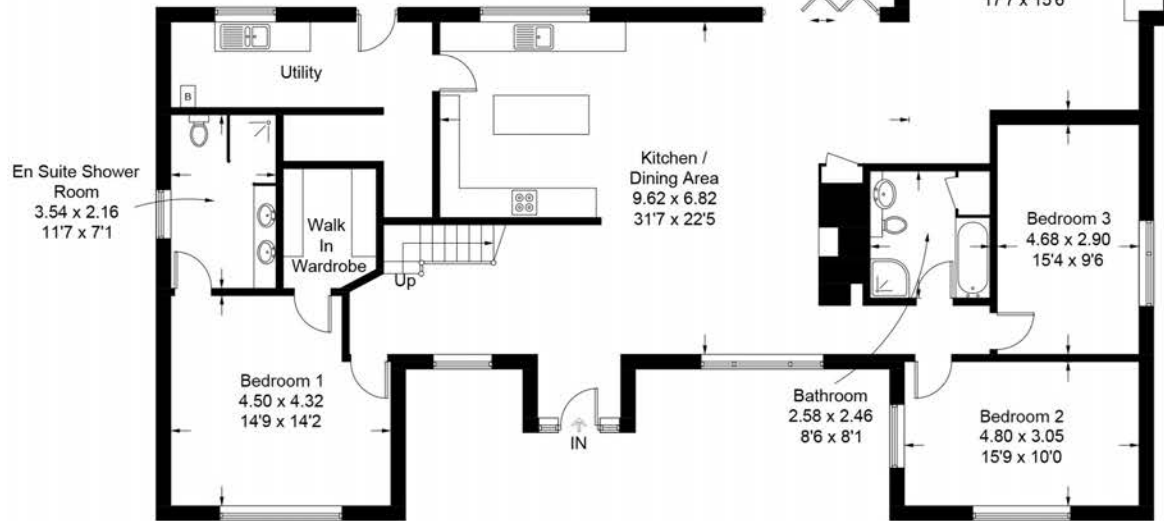


(Not Shown In Actual Location / Orientation)  
**Annexe - Ground Floor**

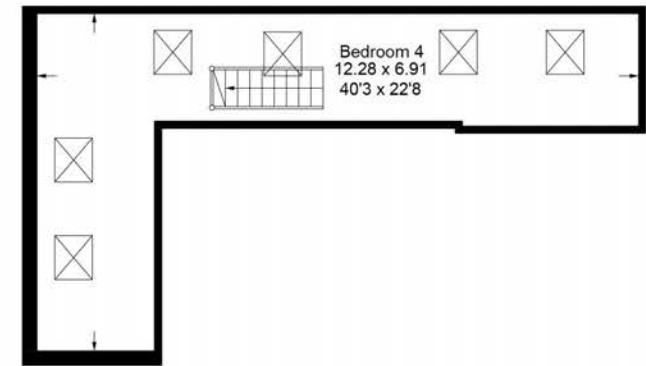


**Annexe - First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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