

# THYME COTTAGE

WILLERSEY, NEAR BROADWAY, GLOUCESTERSHIRE



Broadway 1.7 miles, Moreton in Marsh 9.7 miles, train to London Paddington from 90 minutes, Cheltenham 21.7 miles, Stratford upon Avon 13.2 miles, Oxford 37.3 miles, London 97 miles (all mileages approximate)

## A SPACIOUS AND MOST ATTRACTIVE COTSWOLD STONE COTTAGE OVERLOOKING THE VILLAGE GREEN.

Ground Floor: Sitting Room with wood burner in fireplace Snug with an open Inglenook fireplace  
Comprehensively fitted Kitchen • Utility/Cloakroom/WC  
Dining Room • Garden Room

First Floor: Main Bedroom with dressing room/study and bath/shower room • Guest Bedroom with adjoining shower room • Three further double bedrooms • Family Bath/shower room

Outside: Enclosed rear garden • Two large storage sheds  
Unrestricted parking on the road



**Stow-on-the-Wold Office:** Parklands House, Park Street, Stow-on-the-Wold, Gloucestershire, GL54 1AQ  
T 01451 830731 E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)  
[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**The London Office:** 40 St James's Place, London, SW1A 1NS. T 0207 839 0888 E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)  
[www.tlo.co.uk](http://www.tlo.co.uk)



## DESCRIPTION

A very pretty, Grade II Listed Cotswold stone cottage with climbing roses to the front aspect, with period features throughout which include exposed beams, original flagstone flooring, window seats, some beautiful sash windows and traditional fireplaces, one with a wood burner.

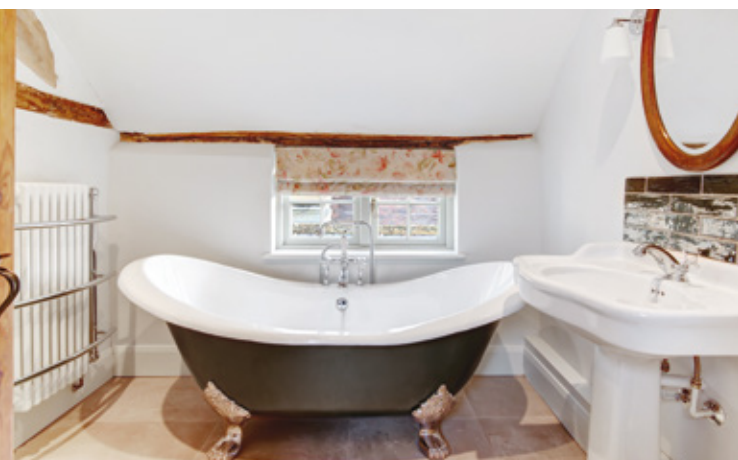
Thyme Cottage has 2,025sqft of living accommodation, set over two floors. The cottage was renovated in 2021 by the present owner, which is currently a very successful holiday let. Improvements have been made throughout the whole property. The stunning, handmade kitchen is at the heart of the house and is comprehensively fitted to cater for large numbers. Leading from this to the well-appointed utility room with WC. A generous dining room leads to the southwest-facing garden room, which is ideal for entertaining for family life.

The rooms flow from one to another on the ground floor, there are two staircases to the bedrooms, which offer wonderful flexibility for a family or for hosting guests. Side access to the enclosed lawned garden, which is perfect for a family with children and pets. The paved terrace is in a sunny position and ideal for outdoor entertaining. At the end of the garden there are two very useful large wooden sheds, which could be converted subject to planning and listed building consent.

## SITUATION & AMENITIES

Willersey is a pretty Cotswold village with a large village green with a duck pond, two pubs, a primary school and St Peter Church. Broadway is a short drive away and has a range of good shopping facilities including a small supermarket, chemist, doctors, dental surgery, post office. There are numerous restaurants and pubs, antique shops and art galleries.





The well known Lygon Arms Hotel has a country club spa which is open to local residents on annual membership basis. Chipping Campden also offers an attractive array of shops and places to eat out or have a coffee. The surrounding countryside provides a number of attractive footpaths and bridle paths.

Sporting facilities in the area include Racing at Cheltenham, Worcester and Stratford upon Avon. Golf at Broadway and Naunton Downs. Theatres at Stratford upon Avon, Chipping Norton, Cheltenham, Oxford and Malvern. Some of the best schools in the country for boys and girls can be found in Cheltenham, Stratford upon Avon and Malvern.

The larger cultural and shopping centres for the area are Cheltenham and Stratford upon Avon. There is a main line train station to London Paddington at Evesham and Moreton in Marsh. M5 Junction 9 links to Birmingham and Bristol airports and there is also access to the M40 and M42.

### SERVICES

Mains water, electricity, drainage and gas. Underfloor heating serves kitchen, utility and downstairs WC. BT internet is connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)

### FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Along with all fitted carpets, curtains, blinds, wall and ceiling lights will be included. All others are specifically excluded.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-



easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### LOCAL AUTHORITY

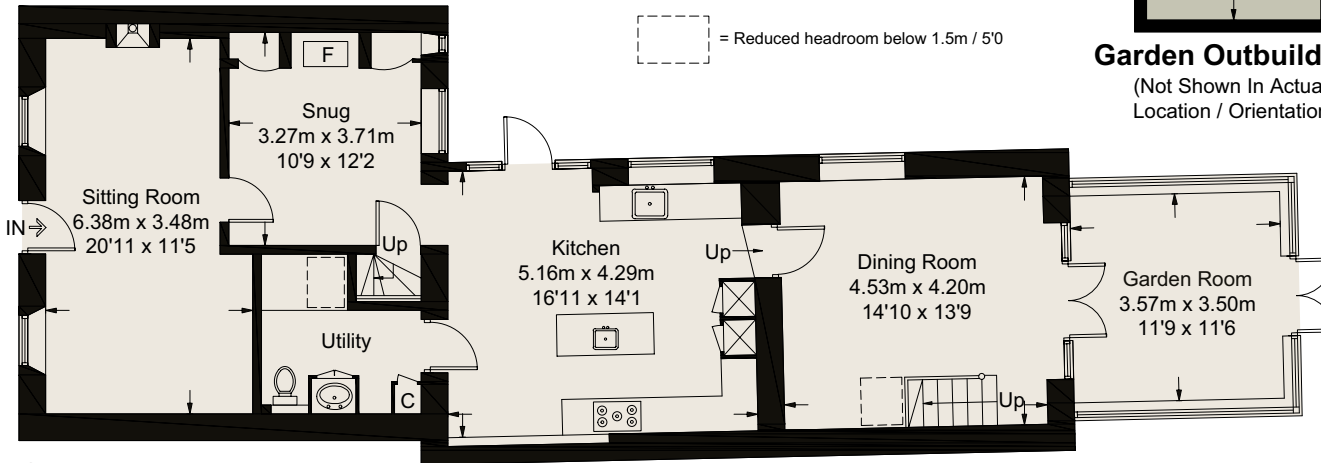
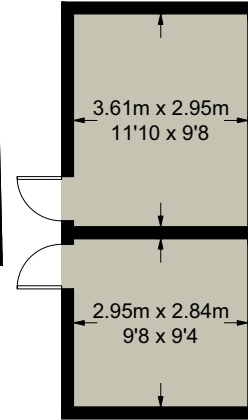
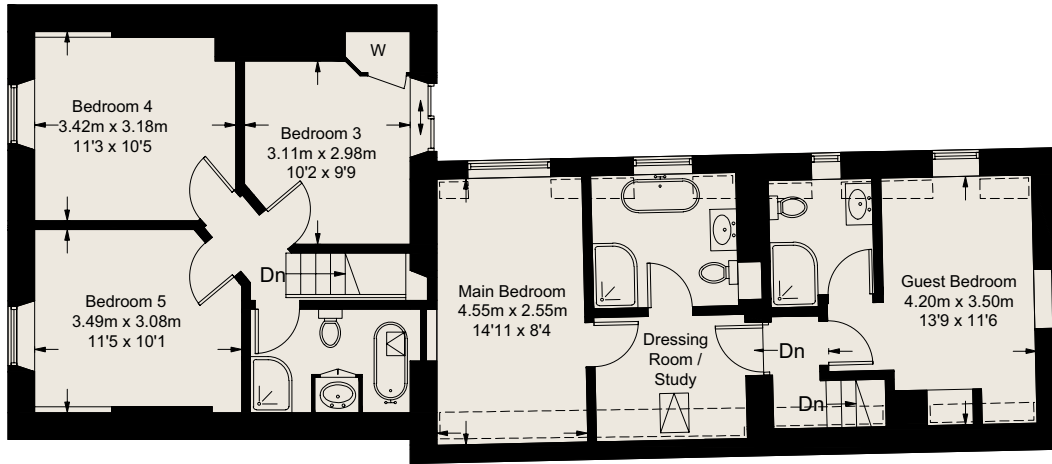
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX  
Tel: 01285 623000 [cotswold.gov.uk](http://cotswold.gov.uk)

### COUNCIL TAX

Band F

### VIEWINGS

By prior appointment only. Please telephone Butler Sherborn, Stow-on-the-Wold office, 01451 830731 or The London Office 0207 839 0888 Email [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)



Approximate Gross Internal Area = 188.2 sq m / 2025 sq ft  
 Garden Outbuilding = 19.6 sq m / 211 sq ft  
 Total = 207.8 sq m / 2236 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1028161)



### DIRECTIONS (POSTCODE WR12 7PJ)

From the roundabout on the A44 by Broadway, take the B4632 signposted to Willersey and Stratford upon Avon. Continue into the village, pass The New Inn pub on your left handside and Thyme Cottage will be found on the left set back from the road. Park on the road, footpaths lead across the green to the front door.

what3words: pure.giraffes.delight

**DISCLAIMER** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: November 2023 and Summer 2021. Particulars written: December 2023. Brochure by wordperfectprint.com





Butler   
Sherborn