

# AUGUST HOUSE

CHILDSWICKHAM, WORCESTERSHIRE





**A handsome detached Cotswold stone family home with gardens, a paddock, garaging and parking**

**Ground Floor:** Entrance Hall  
Sitting Room • Family Room • Study  
Kitchen/Breakfast Room • Utility

**First Floor:** Main Bedroom with adjoining Bath/Shower Room • Three Double Bedroom • Family Bathroom

**Outside:** Double Garage • Office above • Lawned rear Garden • Generous Parking

All set in just over 0.5 Acre

**Butler  
Sherborn**

**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

August House was built in 2006 to create a spacious family home with an impressive entrance hall, three reception rooms, a generous fitted kitchen and a utility. On the first floor that is a light and bright main bedroom with an adjoining bath/shower room, there are three further double bedrooms complimented by a family bathroom. There is plenty of parking and a double garage which has an office above, that is perfect to work from home.

The garden to the rear has a paved terrace, which is ideal for outdoor entertaining with several sets of double doors leading into the house. Pedestrian gates secure the garden to both sides of the property, the garden is mainly laid to lawn with some mature shrub borders, timber garden store and a workshop. The paddock lies beyond the garden, there is also access to the rear through a five bar gate.

The village of Childswickham has a wonderful community, an impressive Church and a good village pub. The close proximity to Broadway is very attractive as there are a wide range of local facilities including a doctors surgery, a veterinary practice along with a good day to day supermarket.





Broadway is set at the foothills of The Cotswold Hills, it is 1.6 miles away and has a range of good shopping facilities including a small supermarket, chemist, doctors, dental surgery, post office. There are numerous popular restaurants and pubs, complemented with coffee shops and tea houses. The well-known Lygon Arms Hotel has a country club spa which is open to local residents on annual membership basis. 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 Evesham. Theatres at Stratford upon Avon, 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, drainage, electricity, and gas. Broadband 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. Some additional items may be available by separate negotiation.





## 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 quasieasements 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

Wychavon District Council  
[www.wychavon.gov.uk](http://www.wychavon.gov.uk)

**COUNCIL TAX:** Band G

**EPC:** C

## VIEWING

Please telephone Butler Sherborn: Stow on the Wold  
Office T01451830731 or The London Office T02078390888  
E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)



## DIRECTIONS (WR12 7HX)

From Broadway, take B4632, Station Road towards Evesham, before reaching the roundabout of the A44, take the left turn, Pennylands Bank. Continue down the hill, entering the village of Childswickham. August house is the last house on the right hand side before the junction.

**what3words:** ///resolves.castle.resting



### Towns

Evesham 4.8 miles  
Cheltenham 16.5 miles  
Stratford upon Avon 15.2 miles



### Pubs

Childswickham Inn and Brasserie 0.7 miles  
The Broadway Hotel 1.6 miles



### Schools

Broadway Primary Schools 2.0 miles



### Train station

Evesham Station 7.4 miles  
Moreton in Marsh station 10.5 miles

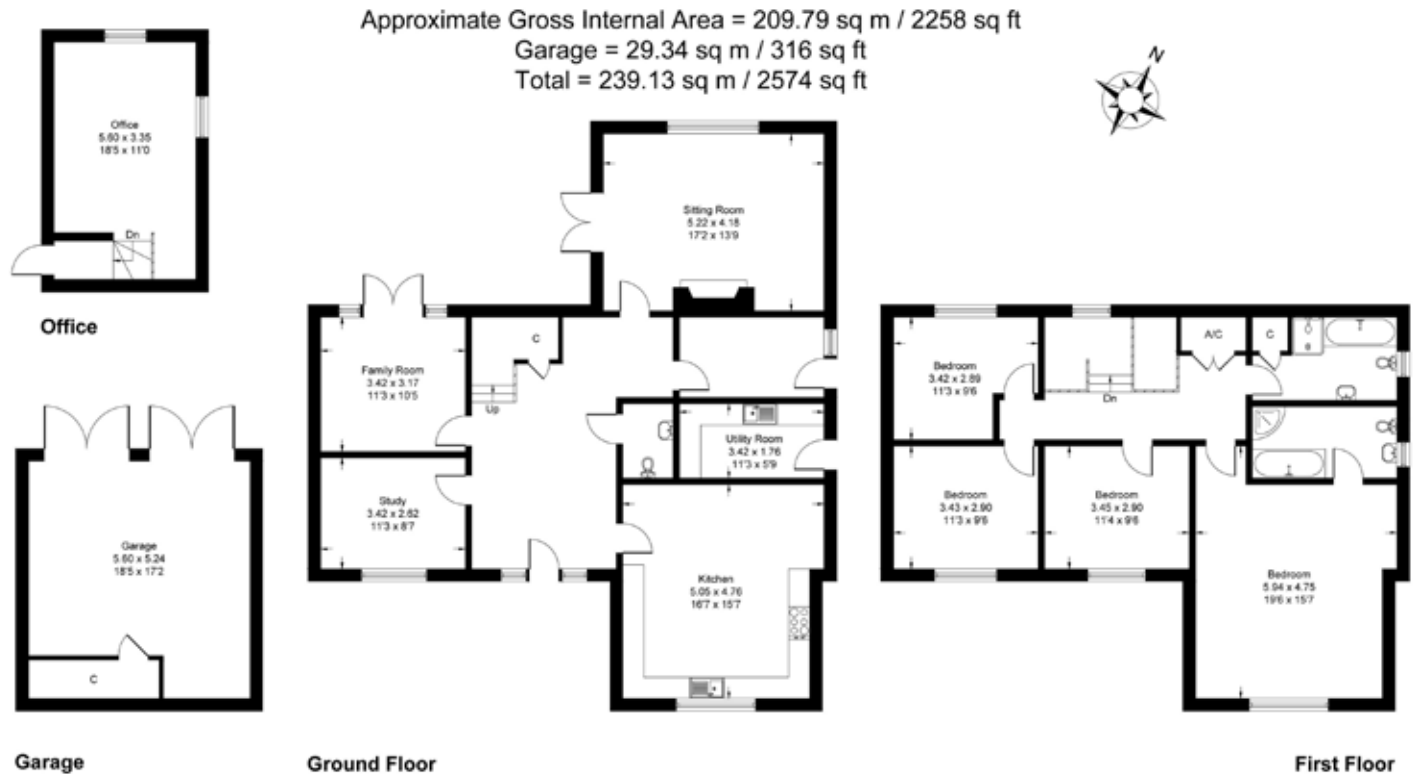


### Members Clubs

Lygon Arms Spa and Fitness Centre  
Broadway 1.6 miles  
Daylesford Organic, Spa and Bamford  
16.1 miles

**Butler  
Sherborn**

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: June 2023 Particulars written: May 2025. Brochure by wordperfectprint.com

