



# Broadway House, Fladbury

Worcestershire | WR10 2QF

**Broadway House, Broadway Lane,  
Fladbury, Worcestershire, WR10 2QF**

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Introducing Broadway House: A Premier Residence with Equestrian Splendour and two bedroomed Annexe

- Broadway House: Exquisitely crafted detached period residence
- Located within 2.91 acres of idyllic countryside
- Main house and two-bedroom annex included
- Timeless elegance with seamless integration of period architecture and modern comforts
- Ornate details and high-quality craftsmanship throughout
- Four generously appointed bedrooms for space and comfort
- Elegant en suite and separate family bathroom for convenience
- Multiple living spaces: spacious sitting room, charming snug, refined dining room
- Meticulously designed kitchen and well-equipped utility room for modern living
- Superb equine facilities: six stables, professionally constructed ménage, secure paddock
- Tack room and outbuildings for comprehensive equine care
- Double garage for secure vehicle shelter
- Extensive parking space for residents and guests
- Separate annex for independent living space or rental opportunity



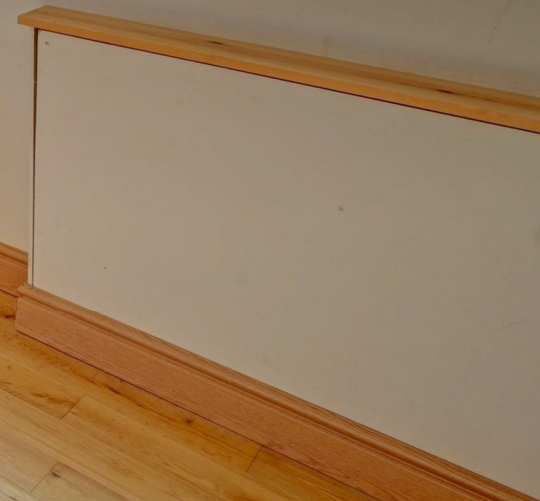


Broadway House, an exquisitely crafted detached period residence situated within 2.91 acres of idyllic countryside. This prestigious estate boasts not only a splendid main house but also an inviting two-bedroom annex. Broadway House exudes an air of timeless elegance, with its period architecture seamlessly integrated with modern comforts. Ornate details and high-quality craftsmanship are evident throughout, showcasing the meticulous attention to detail that defines this extraordinary residence.

Four generously appointed bedrooms, offering an abundance of space and comfort. Indulge in the convenience of an elegant en suite, as well as a separate family bathroom. Multiple living spaces, including a spacious sitting room, a charming snug, and a refined dining room, provide ample room for relaxation and entertainment. A meticulously designed kitchen and a well-equipped utility room cater to the demands of modern living.

For equine enthusiasts, Broadway House presents superb facilities which include six stables, ensuring the utmost comfort for your equine companions. A professionally constructed ménage offers a dedicated area for training and exercising your horses. The paddock, thoughtfully laid out, allows horses to roam and graze in a secure environment. With a tack room and outbuildings, every aspect of equine care has been meticulously considered.





A double garage, providing secure shelter for your vehicles. Extensive parking space, ensuring convenience for residents and guests alike.

The separate annex offers an independent living space, ideal for guests, extended family, or as a potential rental opportunity.

Situated in a highly sought-after area, Broadway House combines the allure of countryside living with accessibility to amenities, striking the perfect balance.

Elevate your lifestyle at Broadway House, where every detail has been meticulously crafted to offer comfort, luxury, and equestrian excellence. Experience the perfect blend of timeless elegance and modern convenience in this distinguished property.

Services: Mains Drainage, Mains Water, Mains Electric, Mains Gas

**Administrative Deposit:**

Prior to issuing the Memorandum of Sale, Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser. 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 Fox Town and Country Homes to cover administration and remarketing costs of the property.

**THIS IS REFUNDABLE UPON COMPLETION.**





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All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

| Energy Efficiency Rating                    |                         | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A             |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A             |         |           |
| (81-91) B                                   |                         |         |           | (81-91) B   |                         |         |           |
| (69-80) C                                   |                         |         |           | (69-80) C   |                         |         |           |
| (55-68) D                                   |                         |         |           | (55-68) D   |                         |         |           |
| (39-54) E                                   |                         |         |           | (39-54) E   |                         |         |           |
| (21-38) F                                   |                         |         |           | (21-38) F   |                         |         |           |
| (1-20) G                                    |                         |         |           | (1-20) G  |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC | 66      | 81        | England & Wales   | EU Directive 2002/91/EC |         |           |

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