



Broughton Hackett | Worcestershire

Broughton Hackett, Worcestershire

Highlights.

- Chain-free sale
- Four double bedrooms
- Versatile three-storey accommodation
- Open-plan kitchen/diner/family room
- Two additional reception rooms
- Beautifully presented South-facing Garden
- Integral garage & multiple vehicle driveway
- Idyllic yet accessible village location
- Excellent commuter links
- Close to scenic countryside and local amenities

A beautifully presented spacious 4-bedroom detached family home in the heart of the popular village of Broughton Hackett. An opportunity to purchase a chain-free, thoughtfully updated and much-improved property all with fantastic commuter links.

Set over three floors, this versatile home provides spacious and flexible living accommodation, ideal for modern family life. Upon entry, a welcoming porch and entrance hall lead to the heart of the home – a generous open-plan kitchen/diner/family room, perfect for both everyday living and entertaining. The ground floor also benefits from a separate dining room, a large dual-aspect lounge, utility room, and a downstairs w/c.

Upstairs, you'll find four well-proportioned double bedrooms, the master with ensuite and a stylishly appointed family bathroom. The first-floor landing offers enough space for a dedicated home office area, ideal for remote working or study. The second floor boasts a superb, expansive room currently used as a home gym, which would also make a fantastic teenager's snug, games room, or private office.

Outside, the property enjoys a beautifully landscaped south-facing rear garden, featuring dual seating areas and a pond – the perfect low-maintenance space for outdoor relaxation and entertaining. To the front, there's an integral garage with attractive driveway that offers parking for multiple vehicles.





Location, Location, Location!

Broughton Hackett is a charming and tranquil village, prized for its sense of community, rural beauty, and excellent accessibility. Positioned just 5 miles east of Worcester City and with easy access to the A422 to Alcester and Stratford Upon Avon, this is a perfect spot for commuters seeking peaceful village life with quick links to larger towns and cities.

Worcester Parkway Station is less than 7 miles away with direct train services to Birmingham, London, and beyond. The M5 motorway is under 5 miles by car all in all making travel simple and convenient for both work and leisure.

In just a short walk you'll be welcomed by The March Hare Inn, a beautiful country pub with exposed beams, a traditional cider press, and roaring open fires. Another highly recommended public house is The Chequers at Crowle located just 1.3 miles away. Upton Snodsbury is less than 2 miles away and home to Upton Snodsbury C Of E First School, The Oak Pub & Twisted Spoon Tea Rooms, a village hall & post office/convenience store. You can walk to The Oak across the fields and along the banks of Bow Brook. It is one of the current vendors favourite walks! The nearby village of Crowle has a thriving local community, a village shop which is run by locals, another post office and plenty of events to keep you and the family busy. It is also home to another well-regarded primary school. There are plenty of other education options available in both the private and public sectors.

Broughton Hackett is surrounded by open countryside and located close to scenic walking routes along the Bow Brook river. Local landmarks include the historic St Leonard's Church and a centuries-old yew tree, which add character and charm to the village landscape.

This is a superb opportunity to acquire a spacious, stylish family home in one of Worcestershire's desirable village locations. Early viewing is highly recommended to appreciate the space, setting, and lifestyle on offer.





Services;

Council Tax Band G

Air Source Heat Pump

Mains Drains

Mains Electricity

Administrative deposit:

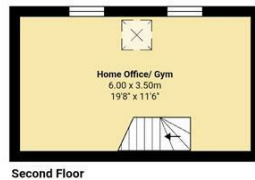
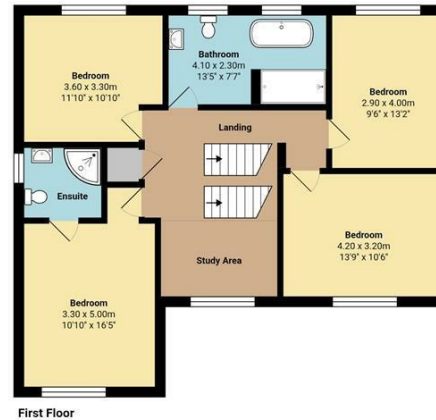
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. THIS IS REFUNDABLE UPON COMPLETION

Should any structural defects be found following a survey of the property - a defective legal title, information gathered by usual searches that your solicitor orders that dramatically affect the value of the property and therefore you have no choice but to withdraw from the purchase, or should the sellers withdraw from the sale, you will be reimbursed the full deposit amount paid.

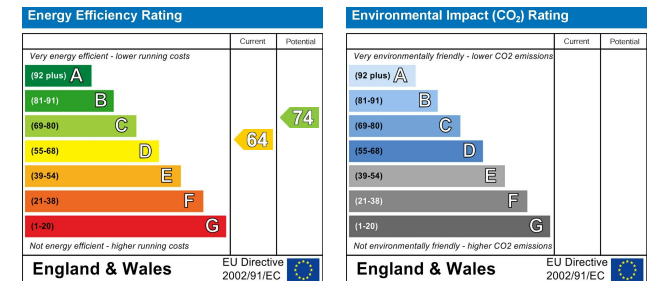




Rye Bank, Broughton Hackett, WR7 4BA



Total Approx Area: 214.0 m² ... 2304 ft² (excluding garage)
 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.



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