



WYKE HOUSE, 5 MALT HOUSE CLOSE

Broom, Warwickshire, B50 4JB



AN EXCELLENT FIVE BEDROOM DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC WITH A TRIPLE GARAGE AND ANNEXE ABOVE.

Bidford-on-Avon 2 miles, Alcester 4 miles, Honeybourne 7 miles, Stratford-upon-Avon 8 miles,
M40 (J15) 14 miles, Cheltenham 25 miles
(Distances and time approximate)



5-6



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EPC

D

Local Authority: Stratford on Avon District Council.

Council Tax band: G

Services: Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating system.

The annexe has electric heating and its own water supply

Tenure: Freehold

Directions (B50 4JB): [What3words:///inherits.guilty.replays](#)

Viewing: By prior appointment only with the agents

SITUATION

A small and thriving village, Broom has two public houses, The Broom Tavern and the Broom Hall Inn, as well as a vibrant village hall that hosts a range of village events and classes. Further day-to-day amenities can be found in the larger village of Bidford-on-Avon, which lies just over a mile to the south of Broom. There are further primary schools available in the outlying villages.

PROPERTY

Situated in the popular village of Broom, this Laing Homes property was built in 2002 and occupies one of the largest plots of the five properties. Wyke House is approached over a gravel driveway through double five-bar gates with lawn to the left-hand side and a separate, detached triple garage with up-and-over doors to the right side with a studio/annexe over. The accommodation is spacious with a recessed entrance porch leading into a well-proportioned reception hallway with cloakroom off. The dining room and separate useful study both have a front aspect and the drawing room is a generous size with a fireplace and French doors opening to the garden. The open plan kitchen/breakfast room with adjoining vaulted garden room is a particularly special feature of the property. The garden room has underfloor heating and is a beautiful living space with lovely views of the garden. Located off the kitchen is the utility, which has a door to the garden. The Smallbone kitchen has tiled flooring, central island, slate worktops and a Range cooker. To the first floor is a principal bedroom with a pitched ceiling with lovely views of the garden, a walk-in wardrobe and an en suite bathroom with a separate shower. There are four further bedrooms, one with en suite shower room and a separate family bathroom. The house is set in a lovely plot and the beautiful rear garden has a south-easterly facing aspect and is secluded with a mixture of mature trees and a variety of terraces ideal for entertaining. Outside there is triple detached garage with a clock tower and electric garage doors, above which is an annexe approached by way of an external timber staircase to a studio/living bedroom with en suite shower room. This would be an ideal guest suite or a home office/gym.

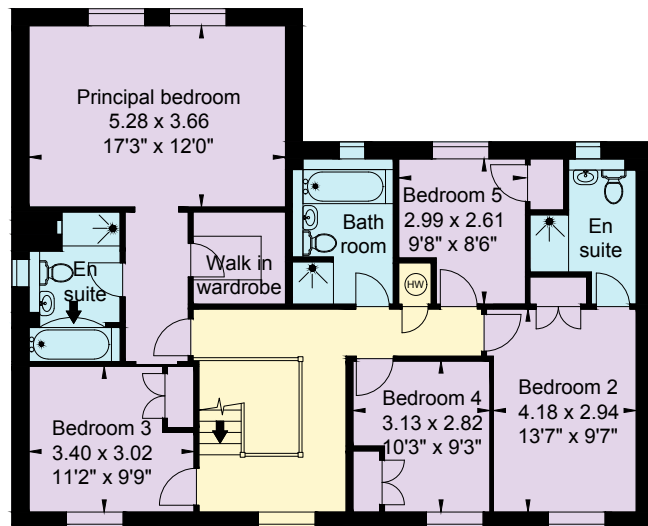




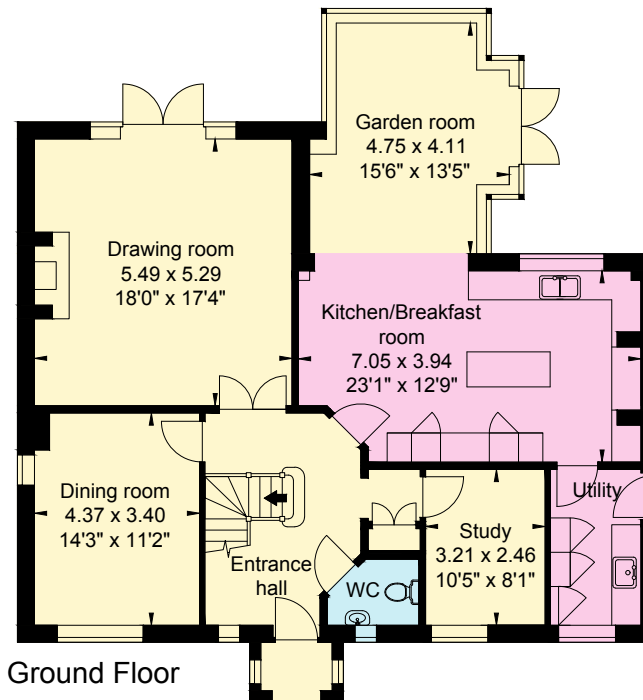




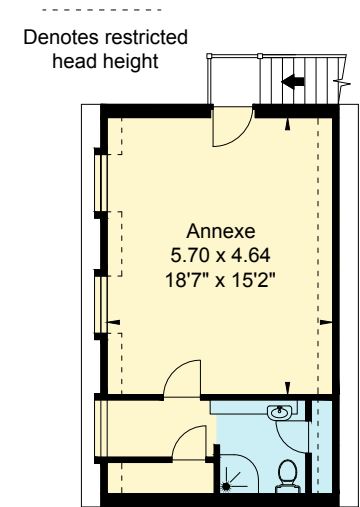




First Floor

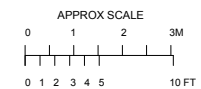
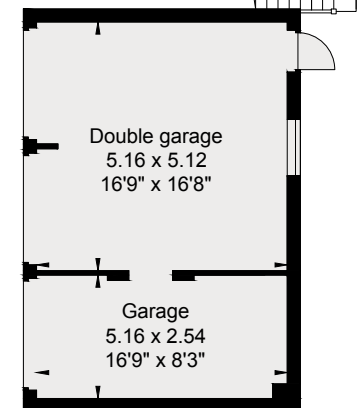


Ground Floor



Not shown in actual location / orientation

Annexe First Floor



Approximate Gross Internal Area

House: 230 sq m / 2476 sq ft

Annexe: 36 sq m / 388 sq ft

Garage: 40 sq m / 431 sq ft

Total: 306 sq m / 3295 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Samantha Bysouth
01789 206953
samantha.bysouth@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway,
Stratford-upon-Avon, CV37 6YX

knightfrank.co.uk

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Date: 22 April 2025
Our reference: STR012576290

Wyke House, 5 Malt House Close, Broom, Alcester, B50 4JB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£995,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

Samantha Bysouth

Associate

+44 1789 206 953

samantha.bysouth@knightfrank.com

Knight Frank, Stratford

Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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