



Broadway View
Main Street | Offenham | Evesham | Worcestershire | WR11 8QD

FINE & COUNTRY

BROADWAY VIEW

A beautifully presented detached period property. With four double bedrooms, en suite, modern family bathroom, lounge, snug, study, striking open plan kitchen, garden room, utility and cloakroom. The outside facilities include garaging for 5 cars, garden stores, fabulous garden and the opportunity to create an annex STPP. This property is presented to the highest of standards and offers a sophisticated and modern lifestyle.



Ground Floor

The front door leads into the hall with a Karndean parquet floor, under-stair storage and plenty of original features. The sitting room is well-proportioned with a bay window facing the garden and additional window to the front. The focal point of the room is a large Lias inglenook fireplace with wood burner on a granite hearth and the original flagstone floor with exposed beams adds to the character of the room. The snug is spacious with a brick inglenook fireplace, gas wood burner and a garden-facing window offering charming views. The beamed study has an original flagstone floor and a Victorian fireplace. The heart of the house is the open plan kitchen with two sets of triple bi-fold doors opening out to the garden and two further garden facing windows. The ceiling is vaulted with ornate beams and a feature stain glass window in the apex. The bespoke kitchen is handmade with ample storage, a feature curved island, granite worktops, built in integrated appliances, a range style oven with a gas hob and additional electrical ring. The bi fold doors open out to the garden room and courtyard which is a fabulous entertaining and additional living area. With Lias walls on three sides and open front this area is perfect for bringing the outdoor and indoor world together. A bespoke Oak utility room with granite worktops has further storage, plumbing and door to the garden. The cloakroom has a contemporary W.C and wash basin.



















First Floor

There are four spacious double bedrooms, the master bedroom has dual aspect windows, one being a bay window and ample built in storage. The second double room has built in storage and a modern en suite with a walk in double shower, W.C and basin. The family bathroom is luxurious with a triple walk in shower, rain head and jet shower system. The marble basin is set into a handmade contemporary vanity unit and W.C. The landing is wide, and all rooms have delightful views of the village.







Outside

A set of ornate wrought iron gates leads into a paved driveway with ample parking for 4 cars with additional parking in the garages. The house sits within the most delightful garden that is laid out into a story of areas. Each area is private, secluded and south or west facing. Laid mainly to lawn with extensive mature flower beds, trees, a feature pond with decking, a bridge over the pond and a series of paths around the garden. The unique feature of this property is the outside facilities, there is a garaging for up to five cars which is currently used for three cars and a large workshop with electricity. This area could be converted into additional living accommodation subject to planning consent. There are three further garden storerooms with electricity and the garden room as detailed above under living accommodation.







LOCATION

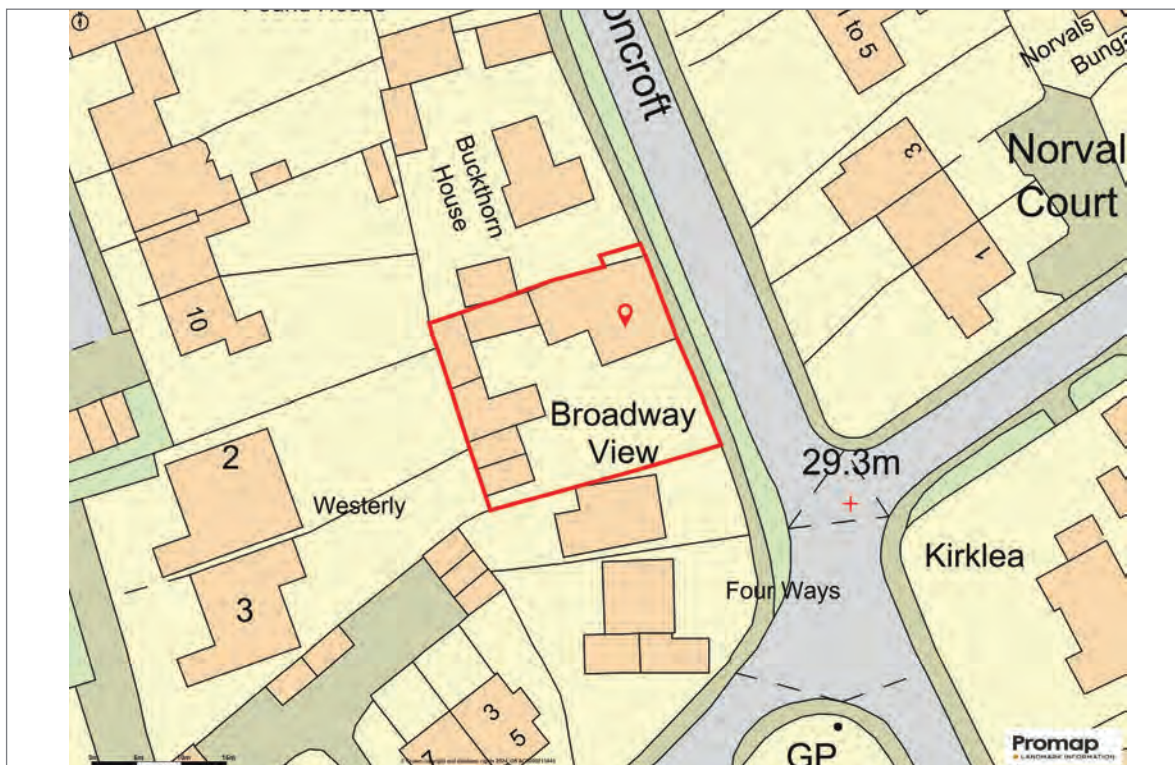
Offenham is a popular village on the outskirts of Evesham. The River Avon flows through this picturesque village which benefits from two riverside Public Houses, a good Primary school, Shop, Post Office, Church, British Legion Club, Village Hall, Recreation ground as well as a Football and Cricket club. It has one of the tallest wooden Maypoles and still holds the annual Wake Day and celebrations. The Cotswolds are less than 10 minutes away and from the house you have fabulous views of Broadway hence the name of the house, Broadway View.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre. The property benefits from being within walking distance of the town centre.

There is excellent transport links with the M5, M40 and M42 which are all less than 30 minutes' drive away. Birmingham International airport is 30 minutes and there is a direct line train service to London from both Evesham, Honeybourne, Stratford, Leamington and Warwick Parkway.





Services

The property is connected to all mains services. There is also a water harvesting system for the garden.

Mobile phone coverage

4G mobile phone signal is available in the area – we advise you check with your current provider.

Broadband availability

FTTH Ultrafast Broadband is available in the area – we advise you check with your current provider.

Local Authority

Wychavon District Council

Tenure: Freehold | EPC: D | Tax Band: D

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

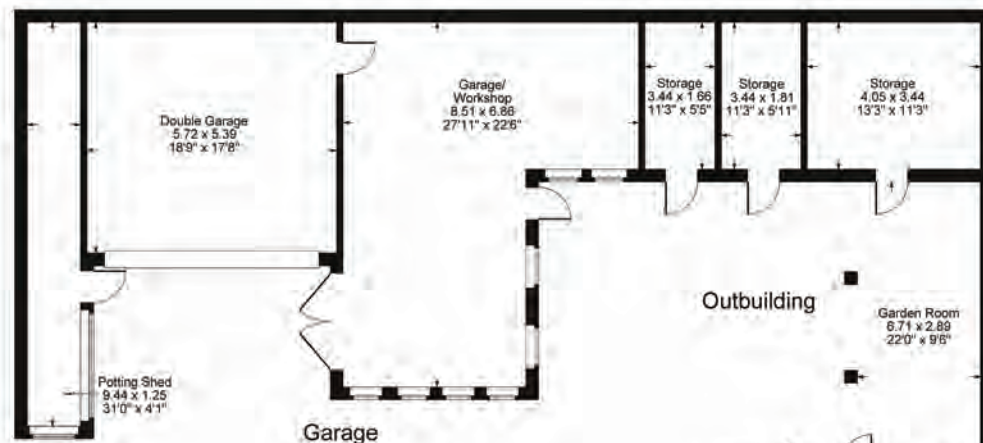
Opening Hours:

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday Appointments by arrangement

Directions

The postcode to the property is WR11 8QD

Offers over £650,000



Approximate Gross Internal Area
 Ground Floor = 103.19 sq m / 1111 sq ft
 First Floor = 70.00 sq m / 753 sq ft
 Outbuilding = 59.05 sq m / 636 sq ft
 Garage = 78.19 sq m / 842 sq ft
 Total Area = 310.43 sq m / 3342 sq ft

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



Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.





CLARE REEVES
PARTNER AGENT

Fine & Country Stratford-upon-Avon

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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner.

Simon A 5/12/17



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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