



**Broad Marston, Stratford-Upon-Avon, CV37 8XY**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\*CHARMING THREE BEDROOM COTTAGE IN AN IDYLIC VILLAGE SETTING WITH APPROVED PLANNING TO EXPAND HOME\*\*\*

Nestled within a private and exclusive collection of characterful homes, this beautifully presented cottage, dating back to circa 1850, offers a rare opportunity to own a piece of history in a popular area. Situated in a sought after village near Stratford-upon-Avon and Chipping Campden, this delightful property perfectly balances traditional charm with modern comforts.

The welcoming entrance opens into a stunning open-plan kitchen and dining room, featuring bespoke cabinetry with dovetail joinery, quartz worktops, and state-of-the-art appliances, including a Faber induction hob with a downward extractor fan, Fisher & Paykel refrigerator, oven and microwave oven, a Neff dishwasher, and an energy-efficient Morso wood burner. French doors lead seamlessly to the south-facing garden, an outdoor haven with a lawn and a decking area, perfect for dining and relaxation. A cosy lounge, complete with an energy-efficient Morso wood burner and direct garden access, offers the ideal spot to unwind. A utility room with bespoke cabinetry with dovetail joinery, underfloor heating and a modern shower room complete the ground floor.

Upstairs, the cottage boasts three thoughtfully designed bedrooms—two doubles and a single—each filled with natural light. The elegant family bathroom, also equipped with underfloor heating, enhances the sense of comfort, while additional landing storage adds practicality.

Externally, the property benefits from ample parking and a timber-built garage with loft storage, accessible by ladder and equipped with lighting. The south-facing garden provides a peaceful retreat, bathed in sunlight throughout the day.

This exceptional home combines period character with contemporary luxury and energy efficiency, making it a truly special place to live. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.







## Key Features

- BEAUTIFULLY PRESENTED THREE BEDROOM COTTAGE
- SOUGHT-AFTER LOCATION
- AMPLE PARKING
- SOUTH-FACING GARDEN
- TIMBER BUILT-GARAGE WITH LOFT STORAGE
- MODERN BESPOKE KITCHEN
- COSY LOUNGE
- UNDER FLOOR HEATING TO BATHROOM & UTILITY ROOM
- MORSO WOODBURNERS TO LOUNGE & DINING ROOM
- EPC = E

**Guide Price**  
**£600,000**



## Broad Marston

Broad Marston is a picturesque hamlet located on the borders of Warwickshire, Worcestershire, and Gloucestershire, offering a tranquil yet well-connected rural lifestyle. Situated approximately 6 miles southwest of Stratford-upon-Avon and just a short drive from the charming Cotswold villages of Broadway and Chipping Campden, Broad Marston enjoys an enviable position amidst some of England's most beautiful countryside.

The hamlet forms part of the historic civil parish of Pebworth, a village rich in heritage and character, featuring notable landmarks such as the Grade II listed Priory of Pebworth. Excellent transport links are within easy reach, with a mainline train station at nearby Honeybourne (approx. 2 miles away) providing direct rail connections to London Paddington. The surrounding area boasts a vibrant blend of rural charm and modern convenience, with the nearby market town of Evesham offering a range of amenities.

Broad Marston's idyllic location, nestled among rolling hills and bordered by neighbouring parishes such as Dorsington and Long Marston, makes it an ideal destination for those seeking peace, natural beauty, and accessibility to the Cotswolds' many attractions.

## Planning Permission

Approved planning permission (granted in April 2018) is in place for a two-story rear extension to the property. The extension would expand the ground floor to include a spacious kitchen-diner with bi-fold doors, a family room, a boot room with rear access, an entrance hall, and a cloakroom/WC. On the first floor, it would add a double bedroom off the landing, featuring double storage cupboards and an en-suite shower room.

For further information, please contact Sheldon Bosley Knight or Wychavon District Council (Application Number: 18/00374/HP).

## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E  
EPC Rating: E

## Agents Note

(i) This property is located within the Broad Marston Conservation Area.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





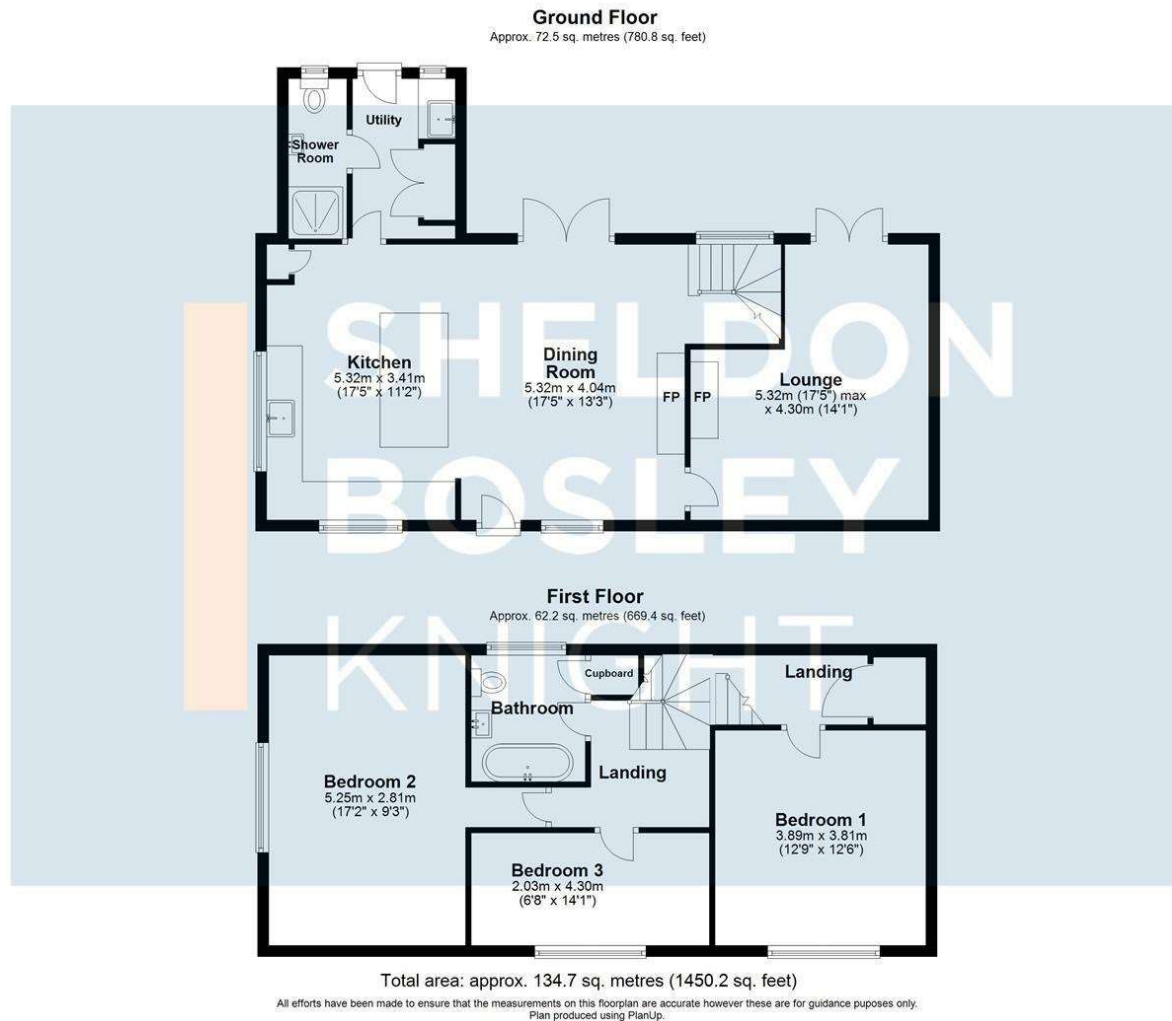








# Floorplan



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority  
Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



