



New Street, Broadway, WR12 7HQ

**SHELDON
BOSLEY
KNIGHT**

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Property Description

Nestled in the heart of the picturesque village of Childswickham, this beautifully presented cottage enjoys a corner plot position and offers over 1700 sq ft of flexible accommodation. In brief, the property comprises; four bedrooms, two bathrooms, three reception rooms and generous outside space. This spacious, character home has been much improved by the current owners to include recently fitted oak engineered flooring. Viewings are highly recommended to showcase all this charming home has to offer.

Upon entering the property, the hallway leads to the cosy family room with original fireplace and a spacious lounge with patio doors to the rear garden. Further extending to the dining room and well-equipped, shaker style kitchen and double aspect windows. The property benefits from a useful utility/pantry/w.c and boot room. The converted garage offers a store room, makes a fantastic additional reception room that can be used as a study/games room.

Upstairs, are four well-proportioned bedrooms, the principal room benefits from an en suite shower room and fourth bedroom enjoys great built in storage. The modern family bathroom has a shower over the bath and cupboard space.

Outside, this sizeable corner plot boasts plenty of off road parking, front and rear private gardens mainly laid to lawn with patio area and mature shrubbery.





Key Features

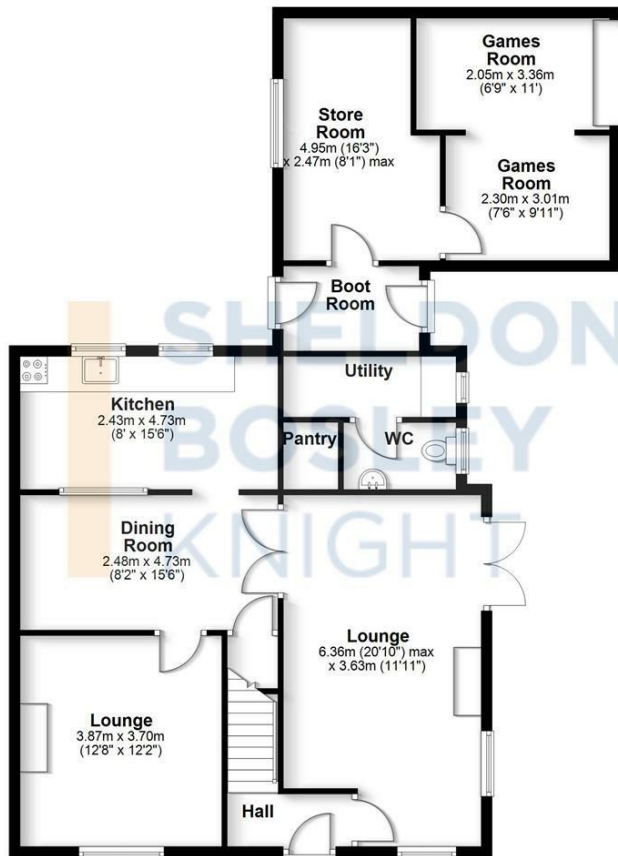
- CORNER PLOT POSITION AND AMPLE PARKING
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- COUNTRY STYLE KITCHEN
- STUDY/GAMES ROOM
- COTSWOLD LIVING
- SOUGHT AFTER VILLAGE ON THE CUSP OF BROADWAY
- OVER 1700 SQ FT OF FLEXIBLE ACCOMMODATION
- LOVINGLY IMPROVED BY THE CURRENT OWNERS
- OAK ENGINEERED FLOORING THROUGHOUT RECEPTION ROOMS

**Guide Price
£600,000**



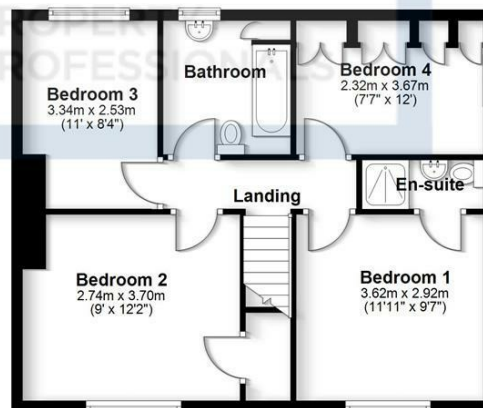
Ground Floor

Approx. 106.0 sq. metres (1140.8 sq. feet)



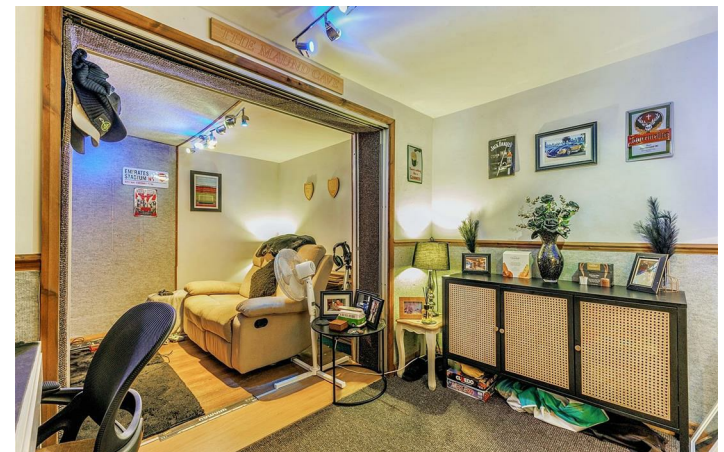
First Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



Total area: approx. 159.4 sq. metres (1715.8 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Wychavon



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.

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