



BANKSIDE

Wormington, Broadway



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*Radiating historic character from every nook and cranny, Bankside
is an exceptionally well preserved, extended and refurbished country cottage
peacefully located in the pretty village of Wormington.*





Revel in all the tranquil delights of a country lifestyle within this Cotswolds Area of Outstanding Natural Beauty while residing just a few miles from the popular centres of Broadway and Winchcombe with their choice of shops, pubs, restaurants and leisure options. It would suit anyone looking for a characterful home in the country and is also a perfect turnkey property for weekenders escaping the city bustle.

This handsome three-bedroomed detached and Grade II Listed home dates back to the 17th century and brims with heritage features such as ceiling beams, flagstones, exposed stone walls and grand fireplaces. A two-storey extension has created a superb

farmhouse kitchen/breakfast room with, above, an en-suite bathroom and dressing room for the principal bedroom – the latter could double as an occasional bedroom if desired.

Externally impressive in black and white timbered Tudor style, the oak front door opens into a simply beautiful entrance hall that showcases all the period facets found throughout. As well as the kitchen/breakfast room there's also an elegant drawing room and cosy sitting room. The staircase rises to a landing that's big enough to be useful – perhaps as a study or a peaceful library and reading nook – as well as the three double bedrooms and a large family bathroom.



The gardens encompass manicured lawns and well-stocked borders and there's an extra-special bonus just a short distance down the lane at Little Meadow – half-an-acre of paddock complete with summerhouse and decking overlooking the gently flowing River Isbourne!

And that's not all! The clutch of outbuildings are all usefully engaged – the largest as a studio/gym with garden office, warmed by a wood burner, plus log store, and another as a utility room for the laundry appliances, and a separate WC. There's also a double garage, single carport with electric charging point and parking space for five cars.



A CHARMING COUNTRY COTTAGE FULL OF DELIGHTS

Bankside is the perfect home in the country - 2,732 sq ft of flexible space to make your very own. It's located off a country lane with a five-bar gate opening onto the gravel driveway and a paved path to the front door.

The gorgeous 16x13ft entrance hall offers a breathtaking introduction to Bankside, oozing period charm wherever you look. It's even better in the winter months when there's a fire blazing in the huge inglenook fireplace – it still has the original bread oven too. You'll want to linger here a while in the enveloping warmth and enjoy the relaxed ambience, perhaps snuggled on the window seat or in an armchair in front of the fire.

To the left lies the refined double-aspect 19x14ft drawing room, a beamed haven of calm with rustically aged elm floorboards and an elegant stone fireplace with wood burner as the warming focus. On the other side of the entrance hall is the 14x14ft sitting room, again with a duo of windows admitting plenty of light, wood burner,

exposed Cotswold stone wall and flagstone floor. It would also make a lovely formal dining room for those who like to entertain.

If you've ever craved a farmhouse kitchen, then Bankside's defines the genre perfectly. It's the convivial hub of the home, full of country charm and warmth thanks to the four-oven AGA tucked into a bricked inglenook.

Oak cabinetry under granite worktops, exposed beams and a flagstone floor lay the foundations while integral appliances including Neff combi oven, hob and under-counter freezer, Bosch dishwasher, floor-to-ceiling fridge/larder and wine rack ensure all the modern requirements are met.

Built-in corner banquette seating around a large oak table deftly takes care of meals and is a great place for the children to get on with their homework while dinner is prepared – under the watchful eye of the cook!





AND SO TO BED . . .

The staircase from the entrance hall rises to the landing which, again, exudes antiquity with a plethora of timber roof and wall beams and mellow oak flooring underfoot.

The delightful 15x13ft principal bedroom has windows on both sides ensuring plenty of natural light, a feature stone wall and more oak flooring. Adjoining it is a charming en-suite bathroom with both bath and shower cubicle plus a generous dressing room lined with built-in cupboards and bookshelves. This would also make a cosy study with a desk placed under the window to enjoy the garden views and, with the addition of a sofa bed, it could also be used as an occasional bedroom too.

Two further bedrooms, 16x10ft and 11x9ft, share the large family bathroom with shower cubicle and glamorous roll-top bath.





THE GREAT OUTDOORS

A lovingly maintained garden is always something to cherish, and that's what you'll find at Bankside. South-westerly facing, this lovely English country garden features a sweeping expanse of lawn, apple trees, yew hedging and specimen topiary alongside borders crammed with roses, clematis, wisteria, lilies and hollyhocks.

It's all pretty as a picture and ideal for entertaining with a paved terrace for summertime barbecues or pre-dinner drinks. A smaller patch of lawn to the right of the house is the place for sunbeds and relaxing with a book.

Stroll down the lane to Little Meadow to chill out beside the river – sling a hammock between the trees and relax with a glass of fizz while the children play cricket or football. There's also a nice big summerhouse, a vegetable patch, fruit trees and raspberry canes.





ROUND AND ABOUT

Wormington may be small, but the friendly community has a busy diary of events that you can dip in or out of as pleased, organised by Wormington Village Society. These include Easter egg hunts, picnics, cheese and wine evenings, barbecues and quizzes.

St Katharine's Church is the place of worship and also hosts social events.

The nearest place to pick up groceries and other essentials is the village shop in Toddington (3.5 miles) and it's just another half mile to the 'Jewel of the Cotswolds', the picturesque village of Broadway where there's a small supermarket, butchers, health centre, chemist and library alongside a fantastic array of shops – everything from a deli and wine shop to fashion boutiques, galleries and bakery – as well as foodie pubs and gourmet restaurants such as the consistently excellent Russells.

There's always something happening in Broadway – art exhibitions, food festival, vintage car show and magical Christmas lights with late night shopping.

It's a couple of miles to the nearest primary schools, Sedgeberrow CE and Isbourne Valley, and a little further to the secondary schools – Bredon Hill Academy and Winchcombe School. Private schooling abounds within a ten-mile radius too and includes Berkhamstead, St Edward's, Ashley Manor Prep, Bredon School and Cheltenham College.

When it comes to countryside pursuits then Wormington can't be beaten. This Area of Outstanding Beauty is suitably breathtaking and criss-crossed with footpaths and tracks. If bike rides with the children or long walks with the dogs is your desire, then you are in the perfect spot!

Wormington is well located for larger cultural and shopping centres too such as Cheltenham and Stratford-upon-Avon. For commuters, junction 9 of the M5 is nine miles away at Tewkesbury and it's 40 miles to Birmingham and 48 miles to Bristol. At Evesham, eight miles, there are mainline trains to London Paddington while Birmingham and Bristol trains run from Ashchurch, nine miles.





WHERE TO GO WHEN YOU NEED...



Milk: The Budgens village shop in Toddington is 3.5 miles away and there is The Co-op in Broadway which is also the nearest Post Office. Milk delivery is available



Weekly Shop: For the weekly shop there is a Waitrose nearby in Evesham as well as M&S, Tesco, Aldi and Morrisons.



Dinner/Drinks: Broadway has a range of excellent pubs, bars and restaurants including The Swan Inn, The Crown & Trumpet and Flipside. Russells Fish & Chips is also very popular! For fine dining there is the Lygon Arms. If you like a good curry then Shukurs at the Queen's Head in Sedgeberrow is gaining an excellent reputation both to eat in and take away.



Gym/Fitness/Tennis: The Lygon Arms in Broadway has a great gym and swimming pool and there are also a number of 24 hour gyms in Evesham offering a range of cardio and resistance machines as well as regular fitness classes. There is an active Tennis club at Beckford.



Golf: Broadway golf club is very nearby and has a great reputation. Evesham Golf Club and Harvington Golf Centre are quite close and between the three, there is a great range of courses for all abilities and have clubhouses with catering for a post-golf drink!



Walks: You're spoilt for choice here with a range of wonderful walks – if you're after an easy forty-five-minute loop, there is a lovely circuit out of the front door across fields towards Dumbleton Mill and back along the River Isbourne. For something a bit longer this can be extended to 1 ½ hours by making it all the way to Dumbleton village and back. Whether you're looking for a short stroll or a long hike, there is something for everyone in this beautiful part of Worcestershire.



Schools: The local primary schools are Sedgeberrow CE and Isbourne Valley. Secondary schools are Bredon Hill Academy and Winchcombe School. Private schooling abounds within a ten-mile radius too and includes Berkhamstead, St Edward's, Ashley Manor Prep and Bredon School. Cheltenham also has Cheltenham College, Cheltenham Ladies College and Dean Close to name a few.

THE FINER DETAILS

Local Authority
Tewkesbury Borough Council

Council Tax Band
F

Four oven AGA

Gigaclear – fast broadband
Up to 300mb/s to the house and garden office

Electric car charging point

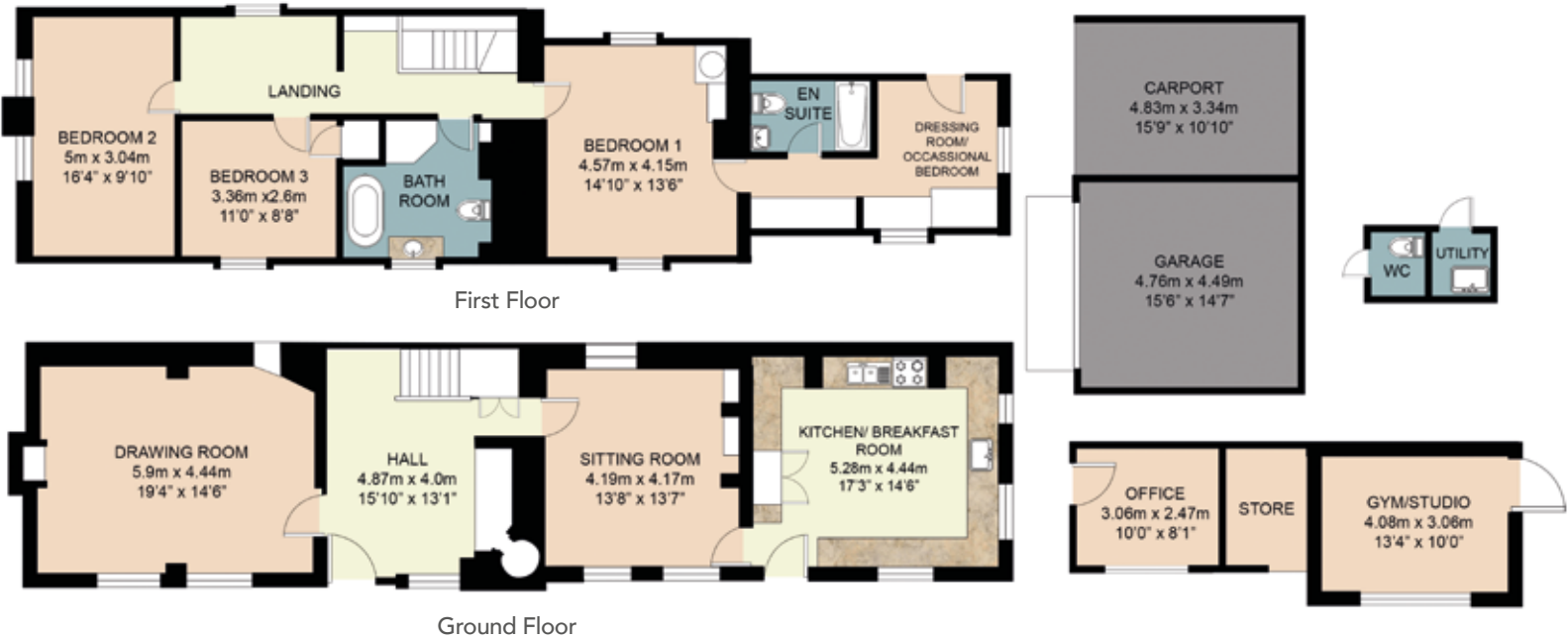
Heating
Oil

Drainage
Mains

Separate office with woodburner

Separate paddock

Total Approx. Area: 2,745 sq.ft / 255 sq.m



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STOWHILL ESTATES

What Three Words: [///reserved.coarser.truffles](https://www.what3words.com/reserved-coarser-truffles)