Eveward Leamington Road, Broadway, WR12 7ED

Guide price £740,000

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CHRISTIAN LEWIS PROPERTY

Eveward Leamington Road

Broadway, WR12 7ED

Guide price £740,000

- A spacious, non estate family home
- Large driveway providing ample parking
- Four bedrooms
- Recently refitted kitchen
- Spacious lounge overlooking the garden
- Wonderful open aspect to the front and rear
- Annexe or potential office space if you are working from home
- Detached garage
- Exposed beams
- In all 0.31 acres

A spacious family home situated on over a third of an acre, surrounded by mature gardens with stunning countryside views. Accommodation Includes: Entrance hall, sitting room, cloakroom, kitchen/dining area, utility room, porch, primary bedroom with en-suite shower room, three additional bedrooms, and a family bathroom. Outside, there's a single garage, an annexe with a guest suite, and a stable block with a tack room.

Eveward is a generously sized detached family home, offering versatile living spaces on a 0.31-acre plot with far-reaching views of Broadway Tower and Farncombe Estate. The ground floor features a spacious entrance hall, a cloakroom, and a kitchen/dining room with a charming brick fireplace, a variety of base and wall units, integrated Siemens appliances, and a convenient Quooker tap. The utility room offers built-in storage, plumbing for a washing machine, and space for a tumble dryer. There's also a practical porch/boot room. The sitting room showcases an inglenook fireplace with a wood-burning stove, exposed wooden beams, solid wood floors, and bi-fold doors that open onto a paved terrace.

Upstairs, the main bedroom includes a modern en-suite shower room. Two additional bedrooms at the front of the property provide stunning countryside views, while a fourth bedroom and a family bathroom with a bathtub and a separate walk-in shower complete the first floor.

The property is accessed through a gated gravel driveway, offering secure parking for multiple vehicles, along with a single garage located on the side of the house. There's also an annex, equipped with power and lighting, ideal for use as a home office or games room. On the first floor, you'll find a guest suite complete with a shower room. At the back of the house, a paved terrace provides an excellent space. Stone steps lead up to a beautifully maintained lawn, surrounded by mature shrubs and trees, raised flower beds, and a greenhouse. A gate at the top of the garden opens to a separate pad

Additional Information

Tenure: We understand that the property is for sale Freehold.
Local Authority: Cotswold
Council Tax Band: We understand that the Council Tax Band for the property is Band F
EPC Rating: C

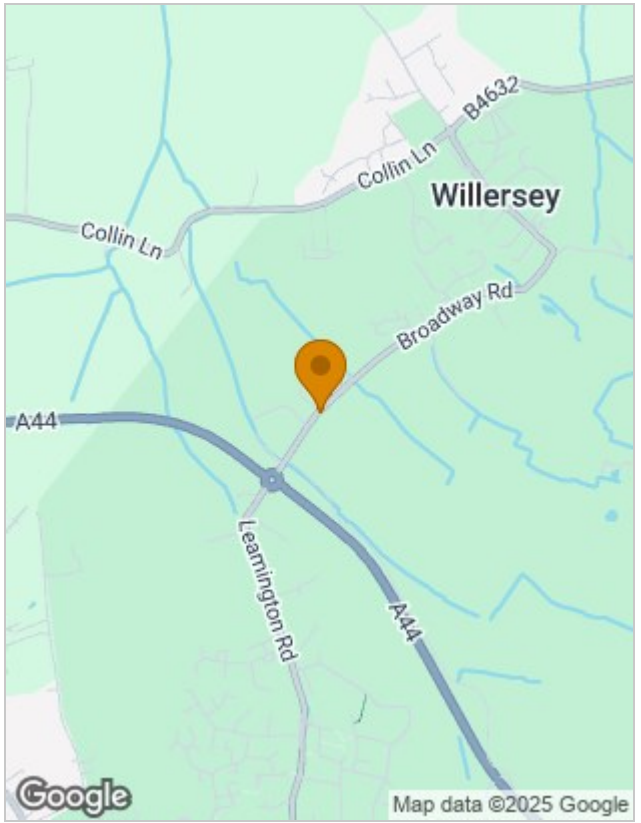
Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

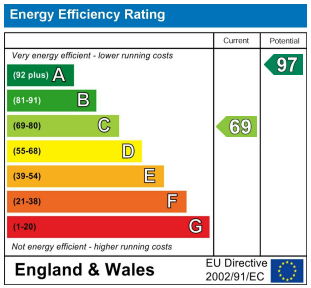
KERSHKICKS
Titleist

Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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