



4 The Old Bakery Cheltenham Road, Broadway, WR12 7NY

Offers over £525,000





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Broadway, WR12 7NY

- Tucked away at the end of a small development of just a handful of homes
- Glorious rear garden which is completely private
- Immaculately presented throughout
- Parking
- Deceptively spacious - 1,360sqft
- Offered to the market with no onward chain

TUCKED AWAY IN A SMALL, EXCLUSIVE DEVELOPMENT JUST MINUTES WALK FROM BROADWAY HIGH STREET

This attractive end-of-terrace home at 4 The Old Bakery combines traditional Cotswold stone charm with modern comfort and thoughtful upgrades. Set beneath a tiled roof, the property has been carefully enhanced by the current owners, creating a warm and inviting family home.

On the ground floor, the property features a welcoming entrance hall leading to a light and spacious sitting room, perfect for relaxing or entertaining. The separate dining room provides a formal space for meals, while a dedicated study offers an ideal home office or quiet retreat. The kitchen has been beautifully upgraded, combining practicality with style, and provides excellent storage and workspace. A convenient cloakroom completes the ground floor layout.

Upstairs, the principal bedroom suite is a particular highlight, featuring a generous bedroom, a well-appointed en-suite bathroom, and a versatile dressing room. The dressing room could easily function as an occasional third bedroom, nursery, or home office, offering flexibility to suit a variety of lifestyles. A second well-proportioned bedroom and a further family bathroom complete the first floor accommodation.

Additional features include gas-fired central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Situated in a prime location just a short walk from the village centre, this property perfectly balances the charm and character of a traditional Cotswold home with modern conveniences, making it an ideal choice for those seeking both style and practicality.



Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon

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

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.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

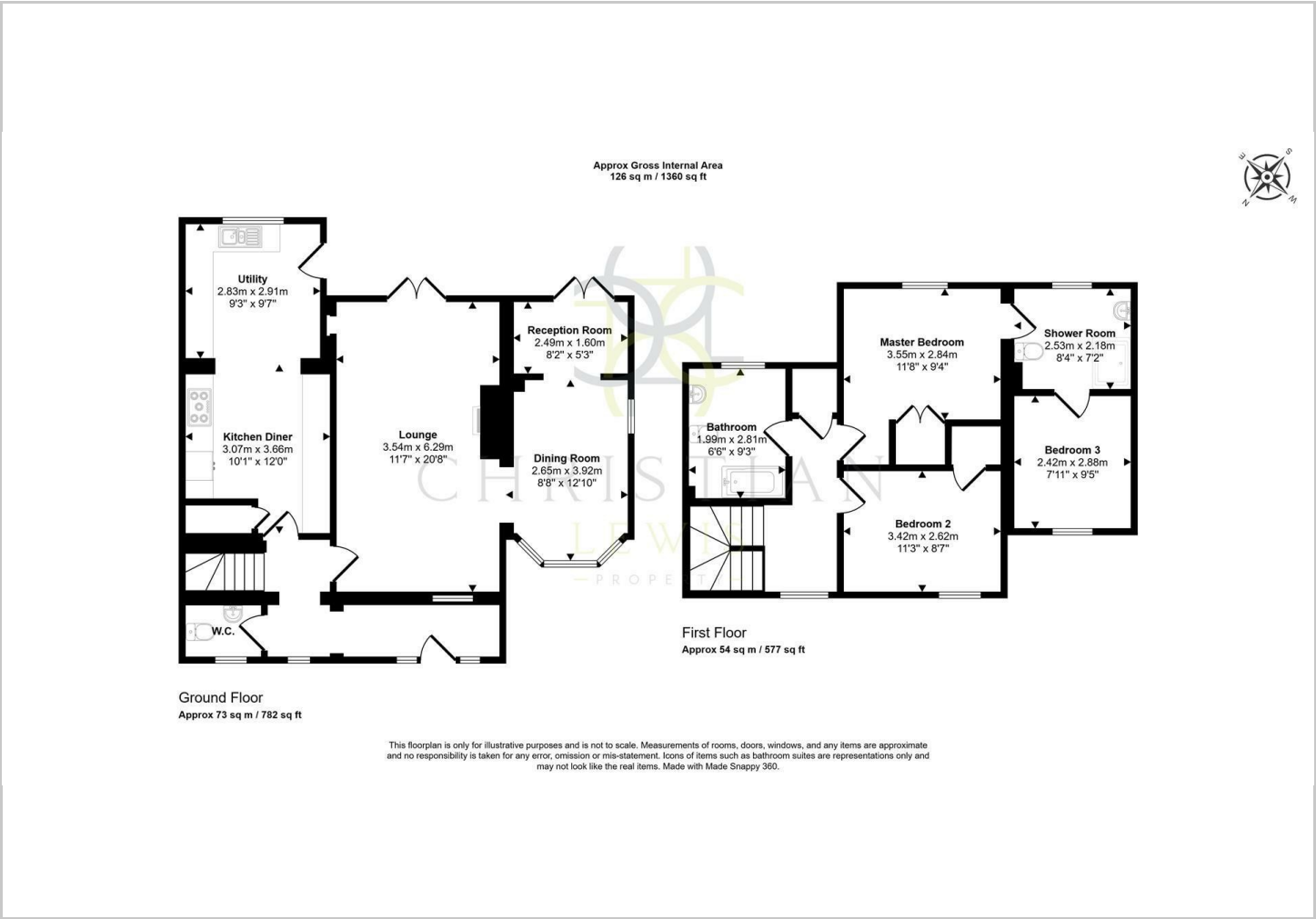
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans



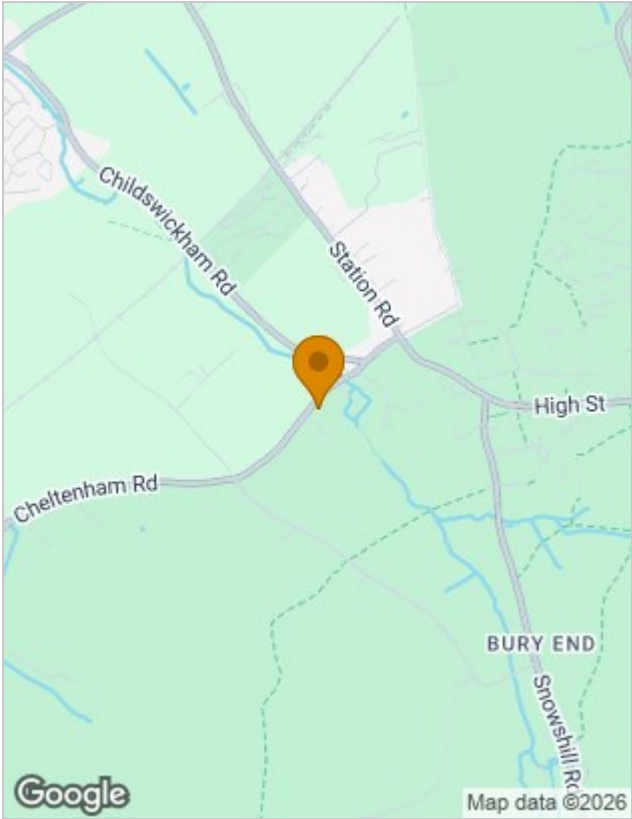
Viewing

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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

