1 New Street, Broadway, Childswickham WR12 7HQ

Offers over £750,000

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CHRISTIAN LEWIS PROPERTY

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LEWIS

1 New Street

Childswickham
Broadway, WR12 7HQ

- An individually built detached home located on the edge of The Cotswolds, offering in excess of 3,000 sqft
- A sizeable master bedroom, with vaulted ceilings and a large ensuite
- Low maintenance outside space with light level controlled garden lighting to the brick perimeter wall
- Walking distance to the village pub and just minutes from Broadway
- Ample parking and would suit someone with multiple cars, caravan or motorhome
- Designed and built by the current owner, an in person viewing is essential to see the quality, spec and size it has to offer
- Integral garage with an insulated electric sectional door and electric car charger
- Beautiful kitchen/diner/family room leading to a substantial garden room with potential for various uses
- Cat 6 cable ethernet network system with several outlets and 5 hard wired security cameras for peace of mind
- Modern and energy efficient, ideal for a buyer looking for something hassle free requiring no additional work

*** CHAIN FREE ***

Occupying a superb position beside the village green and enjoying stunning far-reaching views across the Cotswold escarpment towards Broadway Tower, this exceptional detached home offers over 3,000 sq ft of beautifully appointed accommodation, combining modern luxury with the charm of village living.

Designed and built by the current owner and completed in 2020, 1 New Street is a truly individual home constructed from locally handmade Draycott Red bricks by Northcot Brick. Built with quality and longevity in mind, the property incorporates a wealth of premium features including powder-coated triple-glazed aluminium windows and doors, underfloor heating throughout the ground floor, and a stylish low-maintenance exterior finish.

The accommodation has been thoughtfully designed to provide an excellent balance of open-plan living and more formal reception space. At the heart of the home is a beautifully fitted kitchen with quartz worktops and integrated Neff appliances, opening into a spacious dining and family area centred around a contemporary Danish-designed gas fire. The separate living room provides a cosy yet elegant retreat with gas fire, whilst the impressive garden room features sliding doors opening onto the rear garden. A utility room and cloakroom complete the ground floor.

The first floor is equally impressive, with vaulted ceilings creating a wonderful sense of space and light. The generous principal bedroom enjoys a luxurious en-suite bathroom with a walk-in shower and freestanding bath. Two further double bedrooms and a stylish family bathroom provide excellent accommodation for family and guests alike.

Outside, the property offers ample off-road parking, a garage with extensive storage space, and a beautifully maintained rear garden featuring a paved entertaining terrace, pergola

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Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band G
EPC Rating: B

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.

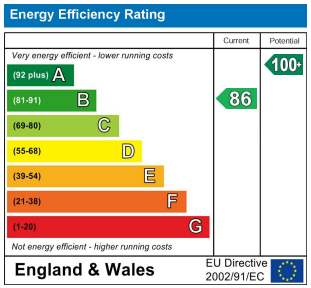
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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

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.

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