



## Mill Lane, Broom

Alcester, B50 4HR

Jeremy  
McGinn & Co 

Available at  
Offers In The Region Of £495,000



DETACHED COTTAGE \* THREE DOUBLE BEDS \* GARDEN TO 3 SIDES \* GARAGE \* VILLAGE LOCATION \*

Beautifully presented and deceptively spacious, Detached Cottage with modern accommodation situated in an idyllic and peaceful location in the village of Broom. Having private 'blue lias' walled Gardens to the front, side and rear, the property sits on a good size corner plot offering several different outdoor spaces to garden, relax and/or entertain.

The fully double glazed and centrally heated accommodation is approached via a pedestrian gate with stepping stone path to a canopy porch and front door. Interior rooms include; Entrance hall with staircase and tiled floor (which continues to the dining/kitchen), open-plan Dining room leading to the country-style fitted Kitchen with integral appliances and windows to two aspects. a beautiful Living room with wood floor and feature fireplace inc. log burner. French doors from the living room open to a large, timber framed Conservatory with clear roof, fitted blinds and doors out to the side garden. From the Kitchen, a door opens to a Garden room again, with french doors out to the rear courtyard-style garden and entertaining area. A door from the dining area leads out to a useful utility area with access to the side and front and, the Downstairs WC.

The walled gardens enclose three sides of the property. The front cottage-style garden is laid mainly with stone chips (interspersed with shrubs and perennials) and a stepping stone path to the front door and continues round to the side garden. This area has a paved seating area with dwarf wall and is surrounded with many mature cottage garden plants and shrubs. An iron gate opens through to the rear and very private, courtyard garden with large paved seating area and shaped borders at the rear filled with many mature shrubs and cottage garden plants.

A gate at the rear leads out to a shared gravelled driveway where the property has one GARAGE En-bloc and one parking space.





**Tax Band: D**

**Council: Stratford District Council**

**Tenure: Freehold**

Broom is a village in the civil parish of Bidford-on-Avon in the Stratford-on-Avon district of Warwickshire, England, about 1.7 miles (2.7 km) north-west of Bidford. The village lies in the north-west corner of the parish between the River Avon, which forms its western boundary, and the road from Bidford to Alcester. Broom formerly consisted of two hamlets known as King's Broom and Burnell's Broom.

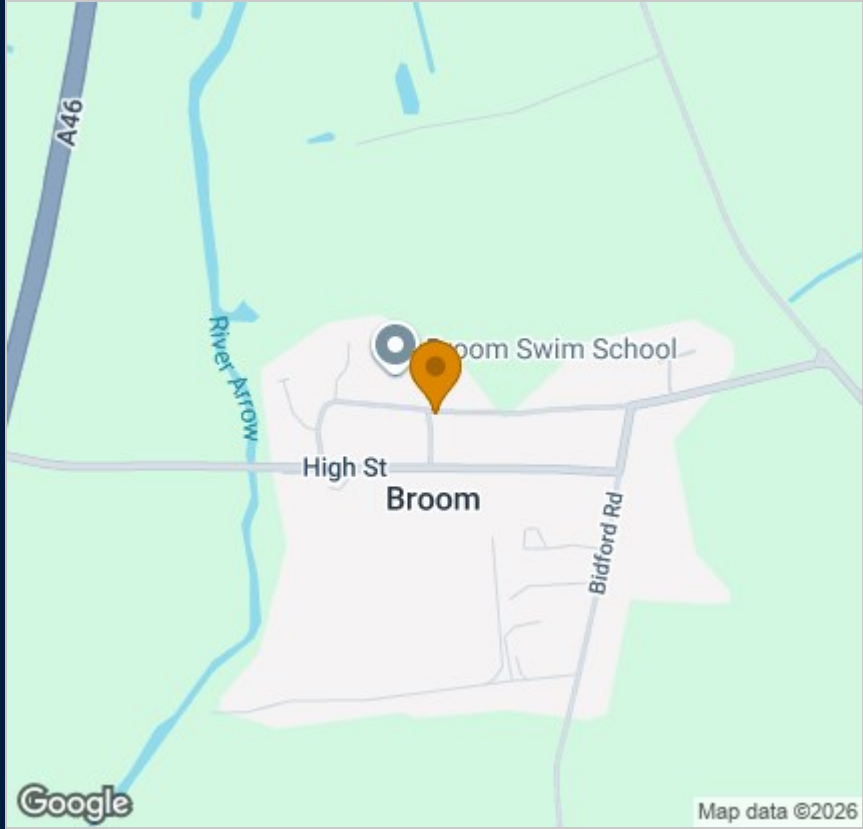
Broom is known as one of the Shakespeare villages. William Shakespeare is said to have joined a party of Stratford folk which set itself to outdrink a drinking club at Bidford-on-Avon, and as a result of his labours in that regard to have fallen asleep under the crab tree of which a descendant is still called Shakespeare's tree.



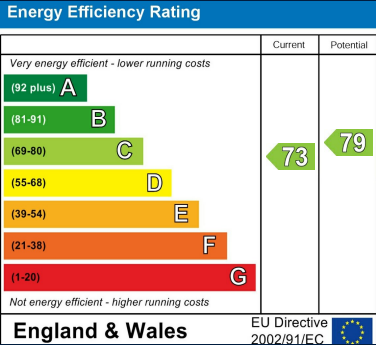
# Floor Plan



# Map



# Energy Performance



Jeremy McGinn & Co

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN  
Tel: 01789 868168 Email: stratford@jeremymcginns.com  
www.jeremymcginns.com