



Greystones

Broadwas, WR6 5NW

Andrew Grant

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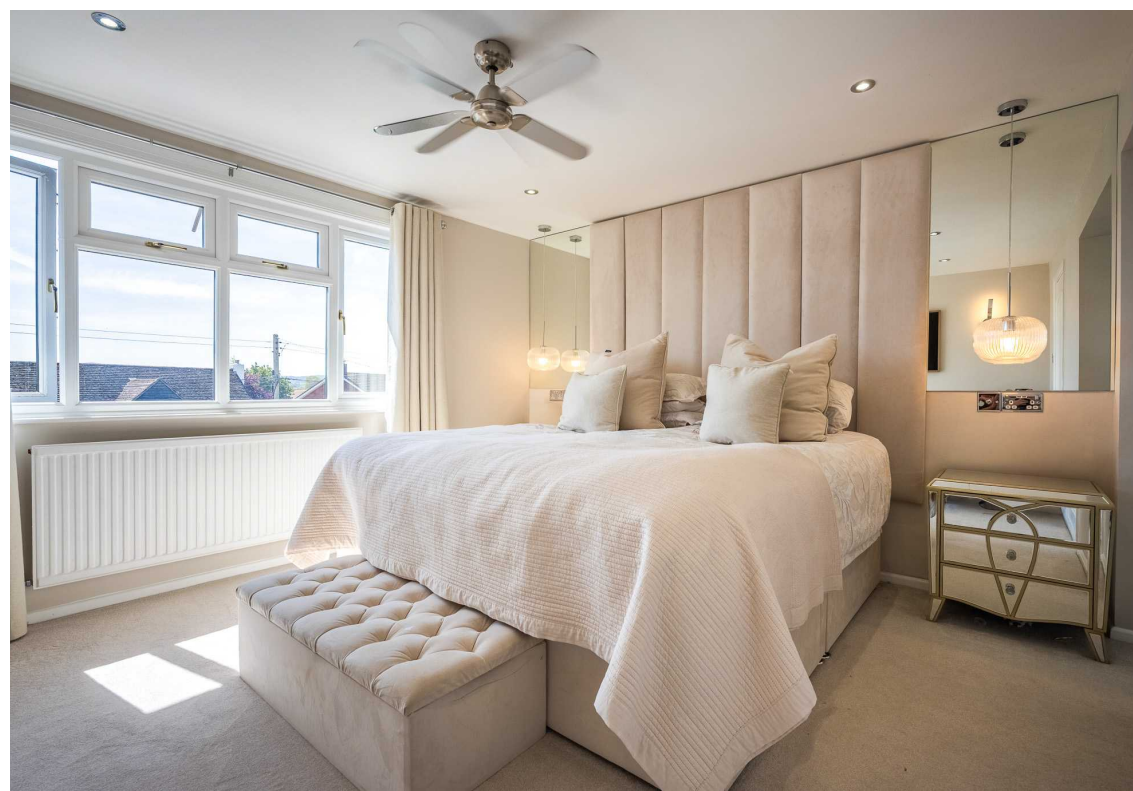
Broadgreen, Broadwas, WR6 5NW

4 Bedrooms 2 Bathrooms 2 Reception Rooms

An impressive and adaptable family home with generous accommodation, landscaped gardens and an excellent setting within the sought after village of Broadwas.

- Greystones is a substantial freehold detached family home providing four bedrooms and a versatile arrangement of living spaces across two well planned floors.
- Enlarged in 2021, the kitchen and breakfast room includes a central island and integrated appliances, while the living and dining rooms form an excellent setting for entertaining.
- The principal bedroom forms a generous private suite with a dressing area and en suite, complemented by three further bedrooms and a well equipped family bathroom.
- Private and well maintained gardens include tiered terraces, an established lawn, a covered outdoor kitchen and space for a swim spa, which is available separately.
- The broad driveway accommodates multiple vehicles, while the double garage provides secure parking for two cars together with valuable storage space.
- Broadwas offers an appealing village setting with access to surrounding amenities, countryside and transport connections, while Greystones falls within the Chantry High School catchment.

2337 sq ft (217 sq m)





The kitchen and breakfast room

Enlarged in 2021, the kitchen and breakfast room offers a generous setting for cooking, informal dining and everyday family life. A central island complements extensive cabinetry and work surfaces, with an integrated hob, extractor, ovens, microwave, dishwasher and wine fridge. Windows to two elevations provide ample light, while a side door gives direct outdoor access to the front.





The breakfast area creates a comfortable place for informal meals without interrupting the principal preparation space. Its open arrangement allows the island to act as a natural link between cooking and dining, while the extensive cabinetry provides practical storage. The room connects conveniently with the entrance hall and living room.





The living room

Forming the principal reception space, the living room provides generous proportions for family relaxation and entertaining. A fireplace creates a strong focal point, complemented by a substantial timber mantel. The broad bay window overlooks the front, while the open connection with the dining room allows both spaces to function together for larger gatherings.





The dining room

Adjoining the living room, the dining room provides a dedicated setting for shared meals and larger gatherings. Glazed double doors open directly onto the garden, creating an easy relationship between the interior and outdoor entertaining areas. Its open arrangement with the living room supports sociable family living while retaining a clear sense of purpose.





The playroom and office

These two adjoining rooms introduce valuable flexibility to the ground floor, accommodating play, study and home working within a distinct area of the layout. Both rooms open to the garden through glazed doors, this practical relationship allows the spaces to be used together while maintaining separation from the main reception rooms.





The entrance hall and cloakroom

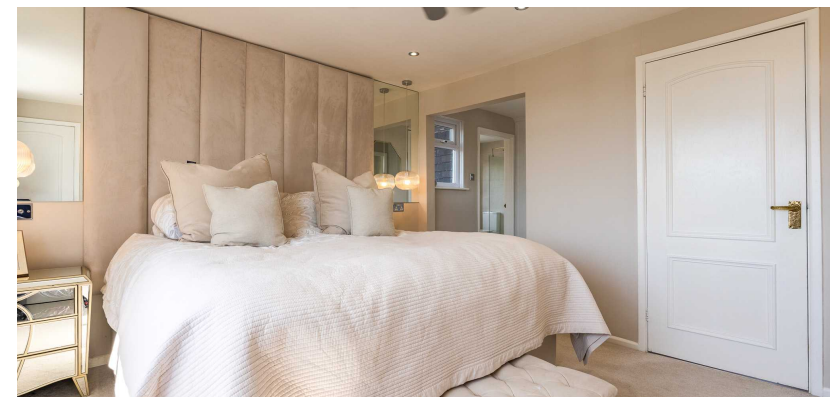
The entrance hall creates a welcoming introduction to the home and provides a central route to the principal ground floor rooms. A staircase rises to the first floor, with useful cupboards incorporated nearby. The adjoining cloakroom is fitted with a WC and wash basin, offering a convenient facility for family life and visiting guests.





The principal bedroom

Providing a comfortable retreat, the principal bedroom offers generous proportions and a broad window overlooking the front of the home. The layout leaves ample space around the principal sleeping area, while direct access to the dressing area and en suite creates a well organised private suite. A ceiling fan and integrated storage adds further practicality.





The principal dressing area

Linking the principal bedroom with its en suite, the dressing area gives the suite a practical sense of separation and order. The space provides a dedicated transition between the sleeping and bathing areas, allowing each to retain its own purpose.



The principal en suite

The principal en suite provides a contemporary shower room arranged for everyday convenience. A generous walk in shower forms the main feature, complemented by a vanity unit with wash basin and a WC. Coordinated wall and floor tiling create a cohesive finish, while the window provides ventilation and an outlook over the rear garden.



The second bedroom

Offering generous accommodation for family members or guests, the second bedroom provides ample space for a full bedroom arrangement. A wide window overlooks the front of the home and contributes to the room's open character. A bank of built-in wardrobes across two walls adds useful storage without interrupting the main floor area.



The third bedroom

Well proportioned and adaptable, the third bedroom can accommodate family or guests. The main floor space remains practical and easy to organise, with a window overlooking the rear garden. Built-in cupboards provide useful storage and help preserve the versatility of the room.



The fourth bedroom

Suited to use as a child's bedroom, guest room or additional workspace, the fourth bedroom extends the flexibility of the first floor. A window overlooks the rear of the home, while the compact proportions allow the room to fulfil a range of family requirements. Its position close to the bathroom adds everyday convenience.



The bathroom

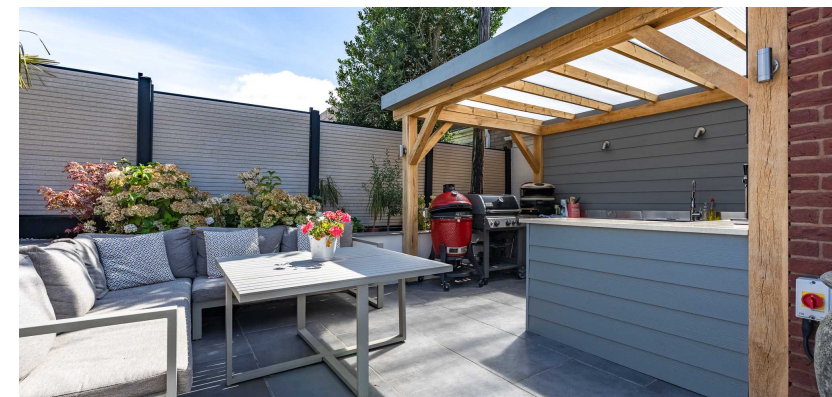
Serving the three additional bedrooms, the family bathroom is arranged with a comprehensive suite for busy households. A freestanding bath provides an elegant focal point, accompanied by a separate walk in shower, twin wash basins and a WC. Contemporary tiling unifies the space, with a broad window positioned above the bath.





The outdoor kitchen

Created for outdoor cooking and entertaining, the covered outdoor kitchen forms a distinctive extension of the garden. Substantial work surfaces and storage units provide a practical preparation area, with space for a range of cooking equipment beneath the protective roof structure. Its position beside the main terrace supports relaxed gatherings and creates a convenient connection with the dining room.







The garden

The private and well maintained rear garden is arranged across several complementary areas. A broad paved terrace beside the home provides room for outdoor dining alongside the outdoor kitchen, with steps rising to a further terrace and substantial lawn enclosed by mature hedging and established planting.





A dedicated raised area also provides space for a swim spa, adding another leisure dimension, with views out over fields. A timber shed at the far end of the lawn offers useful storage for gardening equipment.







The driveway and parking

A broad driveway extends across the front of the home, providing ample off road parking and straightforward access to the entrance. Low walls and established hedging define the frontage, while the double garage offers secure parking or valuable storage. The generous approach contributes to the practical appeal of the property for a family household.



Location

Broadwas is a sought after Worcestershire village offering an appealing balance of rural surroundings and access to everyday amenities. The area is well suited to family life, with local schooling available and the property positioned within the catchment for the renowned Chantry High School. Wider shopping, leisure and professional services can be reached in the surrounding towns and villages, while road connections provide convenient access across the county. The village setting offers opportunities to enjoy the surrounding countryside, making Broadwas an attractive choice for those seeking a well connected home within a more peaceful environment.

Services

The property benefits from mains electricity, water and drainage. There is also oil-fired central heating.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F

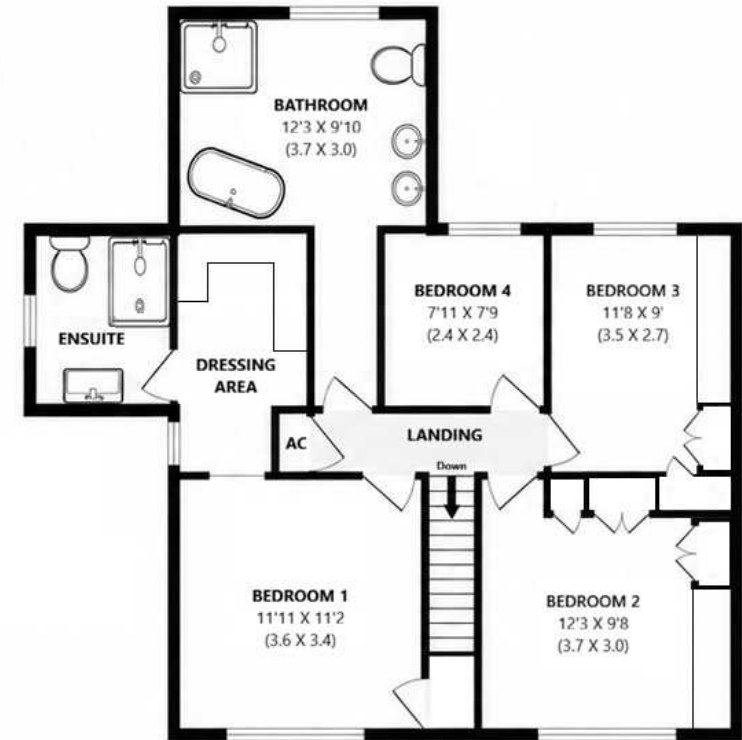
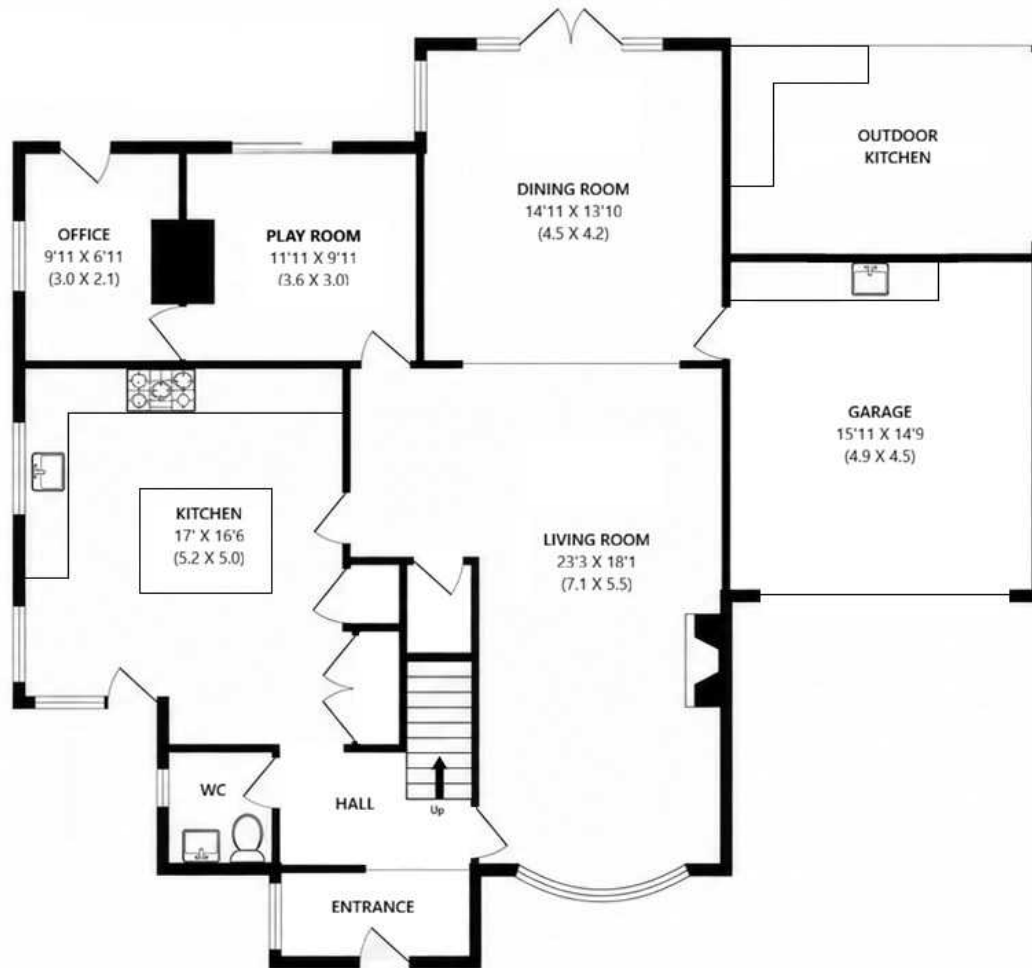




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Approx. floor area: 217 sqm / 2337 sq ft

Not to scale for illustrative purpose only





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