



12 Sargent Square, Broadway, WR12 7FE

Asking price £475,000

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# 12 Sargent Square

Broadway, WR12 7FE

- A modern starter home benefitting from two double bedrooms plus two bathrooms
- Double car barn
- Walking distance into Broadway High Street
- Modern and energy efficient

\*\*\*\*Chain Free Property\*\*\*\*

A beautifully presented end-of-terrace home forming part of the exclusive Highworth development by the renowned Spitfire Homes, ideally positioned within easy walking distance of the village centre and its excellent range of amenities.

Constructed by the highly regarded Spitfire Bespoke Homes, 12 Sargent Square is an attractive and thoughtfully designed property built of reconstituted stone beneath a tiled roof.

Occupying a pleasant position within this sought-after development, the property combines high-quality finishes with stylish contemporary living and is located just a short ten-minute stroll from the High Street.

The accommodation is immaculately presented throughout and offers a practical yet elegant layout. Upon entering, a spacious and welcoming entrance hall with attractive oak flooring sets the tone for the rest of the home. The ground floor benefits from underfloor heating throughout and includes a cloakroom, together with a beautifully appointed kitchen fitted with quartz work surfaces and a comprehensive range of integrated Siemens appliances, providing both style and functionality.

To the rear of the property, the generous sitting room creates a warm and inviting living space, centred around a wood-burning stove. Beyond, the light-filled garden room enjoys a delightful outlook over the rear garden and offers an ideal space for dining, entertaining, or simply relaxing while enjoying the surrounding views.

The first floor provides two well-proportioned double bedrooms, both benefitting from built-in storage. The principal bedroom enjoys the added luxury of an en-suite shower room, while



## Additional Information

Tenure: We understand that the property is for sale Freehold.

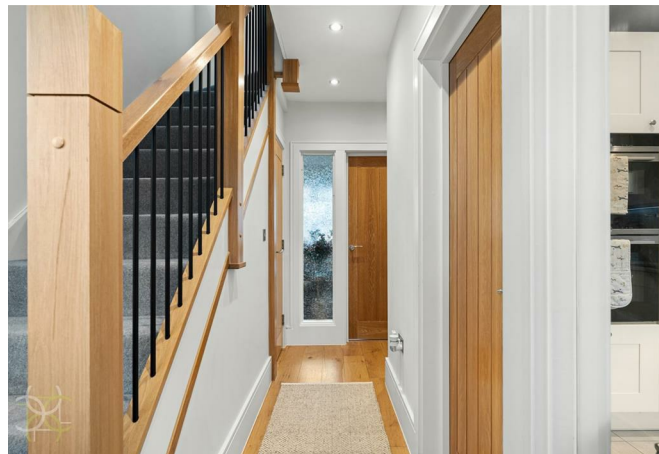
Local Authority: Wychavon

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

EPC Rating: B

## Disclaimer

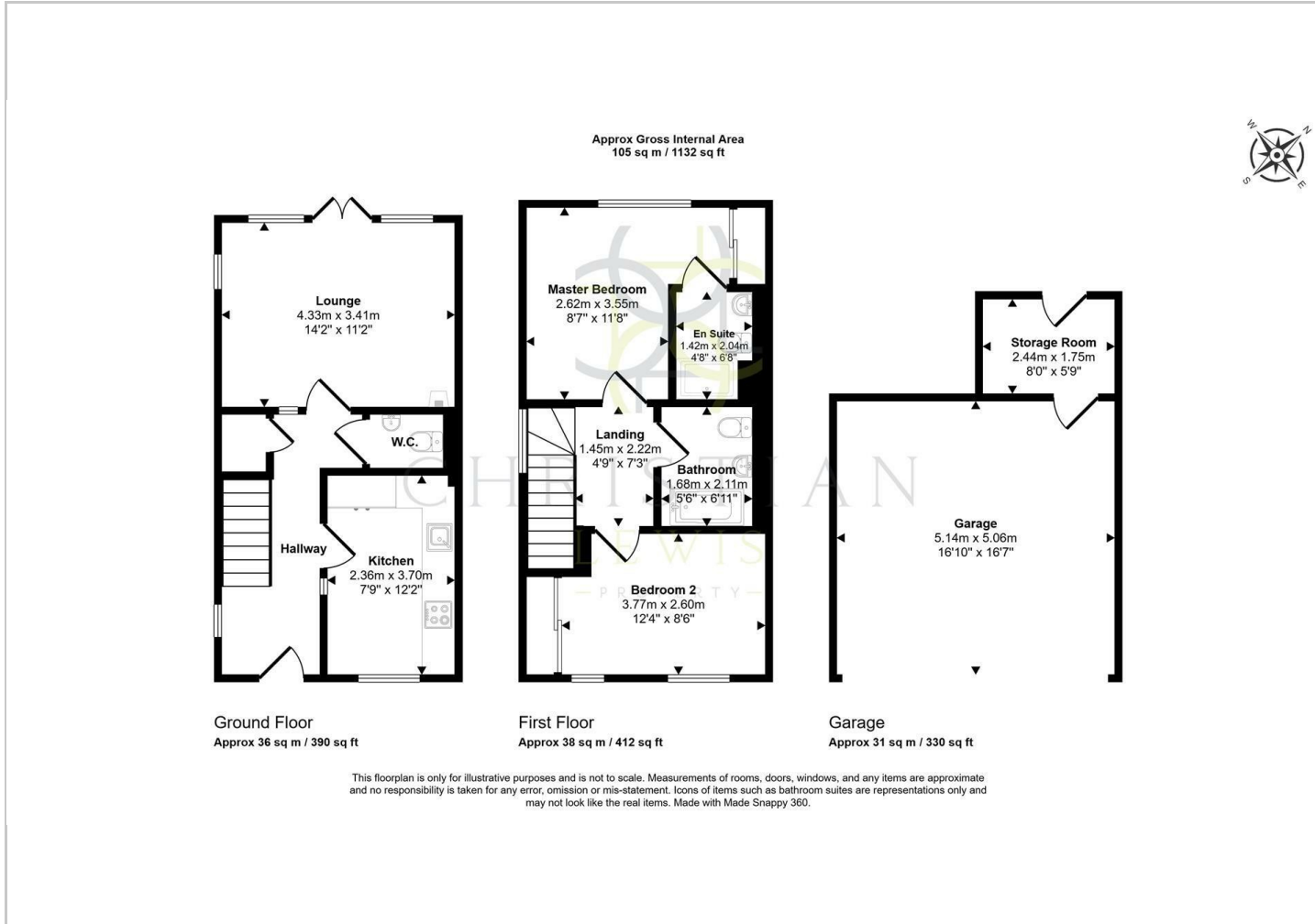
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.







## Floor Plans



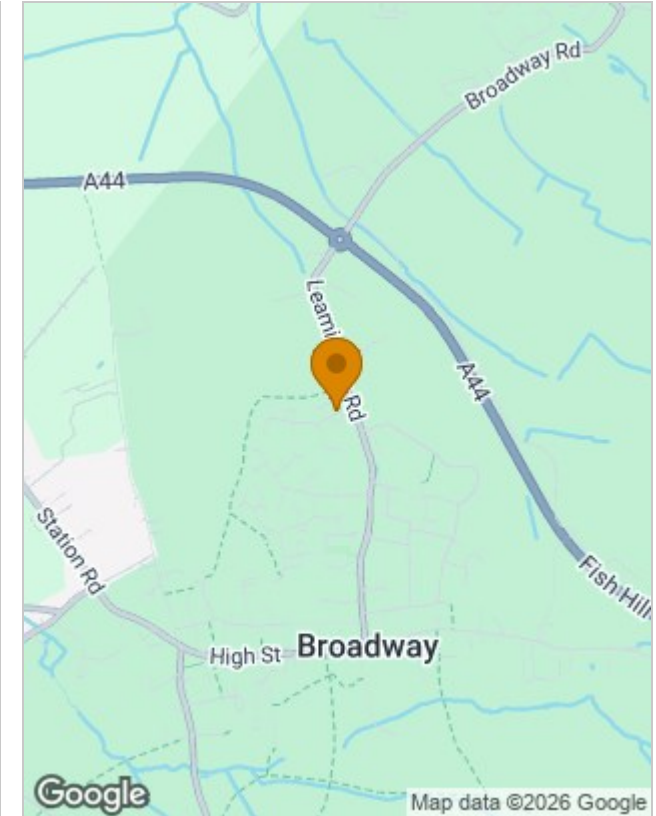
## Viewing

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

