



## Long Meadow

Worcester, WR6 5NE

Andrew Grant

# Long Meadow

Broadwas, Worcester, WR6 5NE

**4 Bedrooms   2 Bathrooms   4 Reception Rooms**

Extended family home with stunning kitchen diner, versatile living space and far reaching rural outlook in a sought after village

- Generous family home offering over 2,100 sq ft of versatile living space over two floors
- Beautifully extended kitchen diner with vaulted ceiling, quality cabinetry and direct access to the garden
- Enclosed rear garden with lawn, patio and play area, enjoying countryside views
- Block paved driveway, integral garage and shared access providing ample parking
- Desirable Broadwas village location within catchment for The Chantry and convenient for Worcester and the motorway

Long Meadow is a well presented and extended family home in the heart of Broadwas. It offers a flexible layout with four reception rooms and a stunning kitchen diner that opens into a vaulted dining area and out onto the garden. Four bedrooms include a principal suite with dressing room and en suite, complemented by a contemporary family bathroom. Outside are generous gardens, an integral garage and ample driveway parking, all set against a backdrop of rolling countryside.

2104 sq ft (195.5 sq m)





## The kitchen

The kitchen diner forms the heart of the home, stretching across the rear extension to create a sociable space for everyday cooking and casual dining. Contrasting cabinetry houses integrated appliances and a brick feature wall gives the room character. A wide opening connects to the vaulted dining room and out to the garden, while generous worktops and storage make this a practical hub.





## The dining room

Used for family meals and entertaining, the dining room adjoins the kitchen diner within the extension. A vaulted ceiling with rooflights and clerestory windows adds a sense of airiness, while bi-fold doors open on to the patio and garden. The room links directly with the kitchen and enjoys views over the outdoor space.





## The living room

This comfortable reception room is ideal for relaxation and entertaining. Its focal point is a stone fireplace with wood burning stove set beneath a carved mantel, creating a cosy centrepiece and a door leads through to the gym/playroom.





## The study

Positioned at the front of the home, the study provides a quiet space for working from home or reading. A broad front facing window offers a pleasant outlook over the approach. Its location off the hall makes it a convenient yet private additional reception room.





## The gym/playroom

Currently arranged as a home gym and playroom, this flexible room lies beyond the living room. A full height mirror to one wall reflects the space and French doors open directly into the garden, creating a seamless transition for exercise or play. The room could equally serve as a hobbies room or additional family room.



## The entrance hall and cloakroom

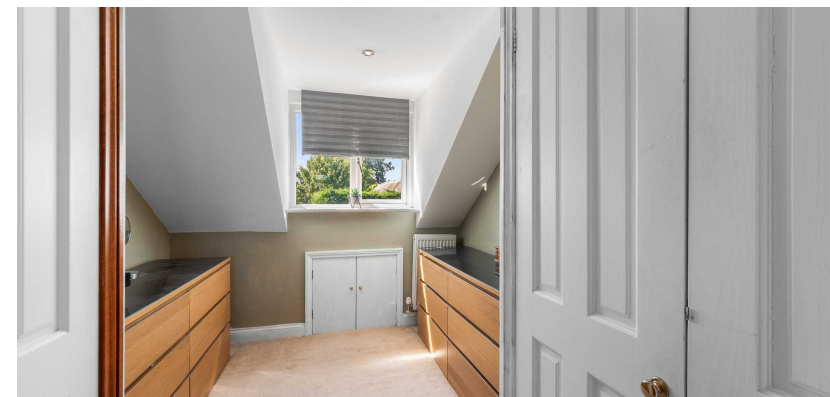
The entrance hall sets the tone for the property, carpeted stairs rise to the first floor and doors connect to the principal rooms. The adjacent cloakroom is fitted with a sleek vanity unit, WC and basin, offering convenience for guests. Together, they create a welcoming and practical entrance to the home.





## The primary bedroom

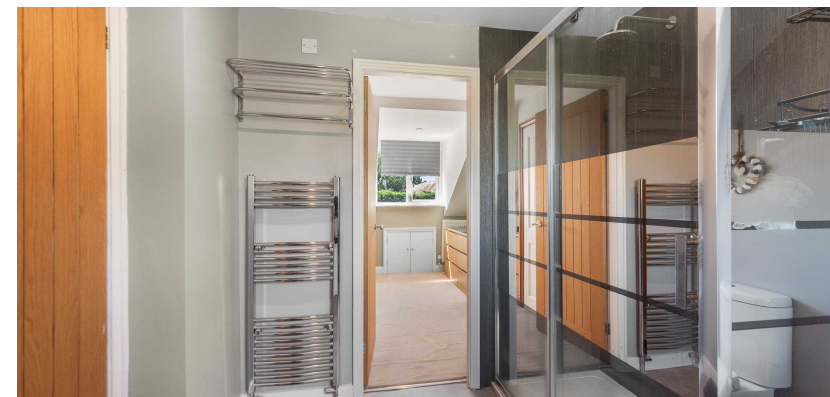
The primary bedroom is a generous retreat positioned at the rear of the first floor. It features a wall of built-in wardrobes providing plentiful storage and space for a large bed. A doorway leads through to the en suite and dressing room, creating a private suite for the owners.





## The primary en suite

The en suite is a modern facility for the primary bedroom. It includes a large walk-in shower with rainfall head, a contemporary vanity unit with inset basin and a WC, all set beneath a sloping ceiling. A window provides ventilation and a sense of space, with direct access to the primary dressing room.





## The second bedroom

The second bedroom is a comfortable double room with a window overlooking the garden. A run of mirrored wardrobes along one wall offers generous built-in storage. There is space for additional freestanding furniture and easy access to the family bathroom.



## The third bedroom

A spacious bedroom currently set up as a twin, the third bedroom overlooks the front. Its size allows flexibility for twin beds or a double arrangement. This room is ideal for children or guests and there is ample space for additional furniture.



## The fourth bedroom

The fourth bedroom is a cosy room with a front aspect window. It is presently used as a child's room but would equally suit guests or hobbies. Its adaptable nature adds to the versatility of the first floor accommodation.



## The bathroom

Serving bedrooms two to four, the family bathroom has been updated in a contemporary style. It features a P-shaped bath with shower over, a sleek vanity unit with basin and a WC. Dark panelling contrasts with light walls, while an obscure glazed window ensures privacy.



## The garden

The rear garden provides a delightful outdoor haven for families. A paved patio spans the back of the home, perfect for outdoor dining and barbecues. Beyond is a level lawn bordered by hedging and mature trees, together with space for a dedicated play. The garden backs on to open fields, enjoying a rural outlook yet remaining enclosed and secure.



## The driveway and parking

To the front of the property a gravelled driveway offers parking for several vehicles and gives access to the integral garage. The approach is shared with neighbouring homes and framed by mature hedging.



## Location

Broadwas is a picturesque village situated west of Worcester on the banks of the River Teme, surrounded by rolling countryside and farmland. The village has a popular pub and a well regarded primary school, while nearby Lower Broadheath and Knightwick offer additional local amenities including shops and farm stores. Worcester city centre is a short drive away, providing comprehensive shopping, leisure and cultural facilities alongside rail services. Road links to the A44 and M5 open up the wider region. The property falls within the catchment area for The Chantry School, one of the county's most sought after secondary schools.

## Services

The property benefits from mains electricity, water and drainage. Central heating is supplied by Liquid Propane Gas.

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, EE, Three and Vodafone (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

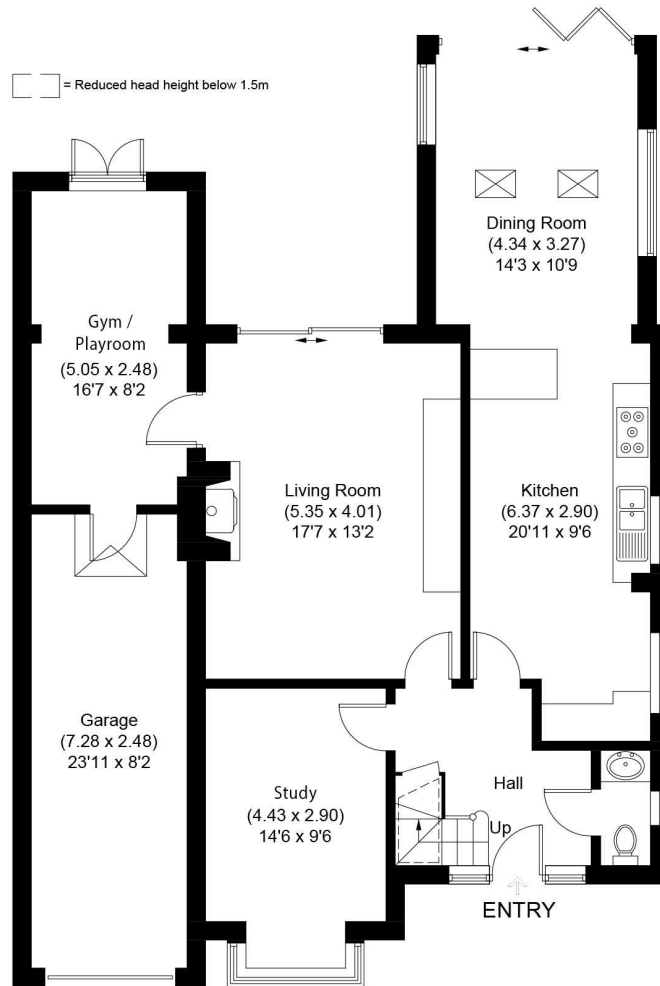
## Agent Note

There is an £100 per annum contribution towards the shared driveway.

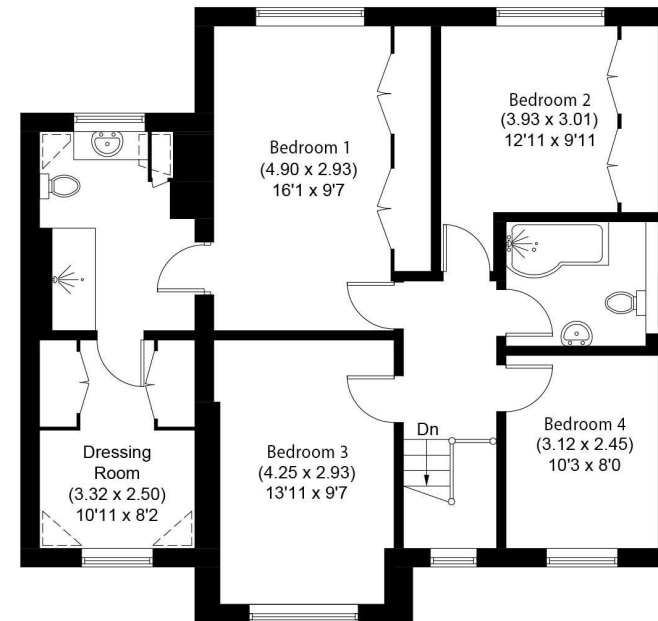


# Long Meadow

Approximate Gross Internal Area  
Ground Floor = 114.2 sq m / 1229 sq ft  
(Including Garage)  
First Floor = 81.3 sq m / 875 sq ft  
Total = 195.5 sq m / 2104 sq ft



Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    | 63 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Illustration for identification purposes only, measurements are approximate, not to scale.



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