



Willow Tree House

Sedgeberrow, WR11 7UB

Andrew Grant

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Winchcombe Road, Sedgeberrow, WR11 7UB

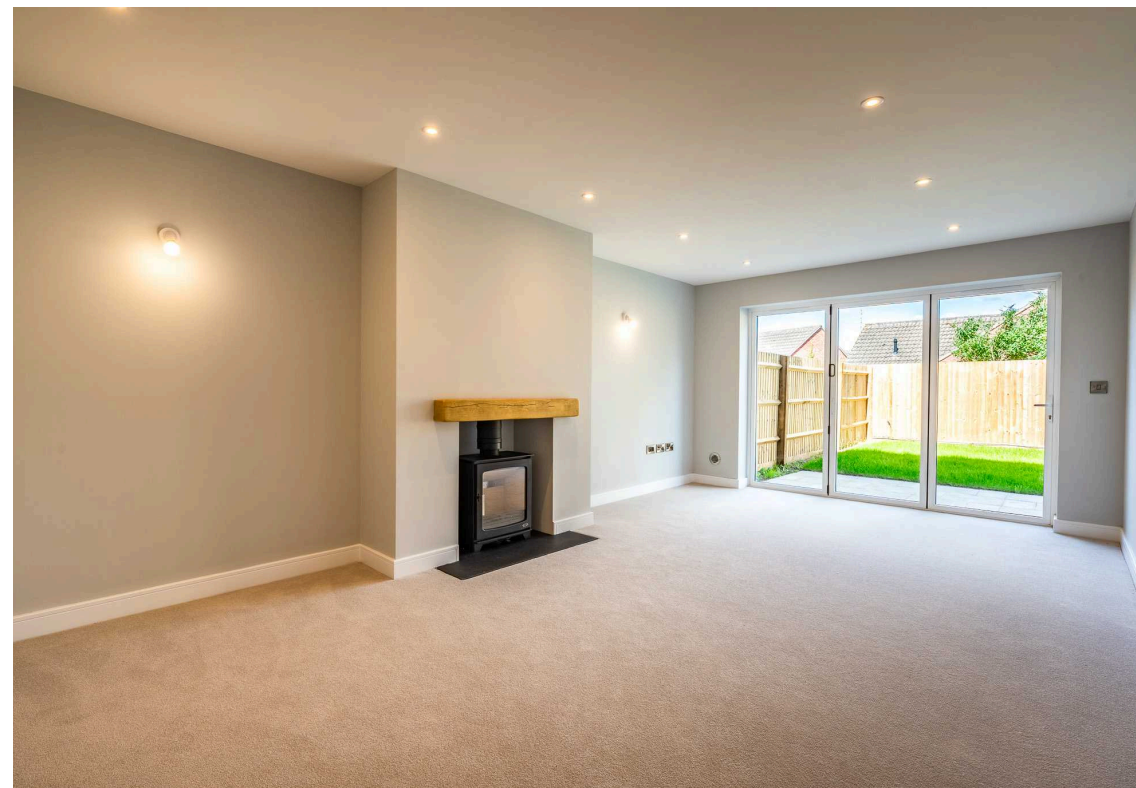
3 Bedrooms 2 Bathrooms 2 Reception Rooms

An exclusive new build home combining generous living space, quality finishes and village life, with views over the Cotswold Hills.

- An individually designed home within an exclusive development of just four bespoke properties, finished with Porcelanosa tiles, Roca sanitaryware, and Karndean flooring throughout.
- Sleek kitchen diner with quartz worktops and island, plus a separate living room with wood burner, complemented by underfloor heating throughout the ground floor.
- Enclosed garden with level Rolawn turf and broad terrace accessed through triple bi-fold doors.
- Decorative gravel drive leading to a timber framed double carport with electric car charging point, while a glass canopy shelters the entrance.
- Situated in Sedgeberrow on the edge of the Cotswolds with access to village amenities and countryside.

Willow Tree House is one of just four bespoke new homes in an exclusive development in Sedgeberrow. Three generous double bedrooms include a principal suite with contemporary en suite, while a separate living room with wood burner and a sleek kitchen diner provide versatile living space. High specification fixtures include quartz worktops, integrated appliances, an MVHR (mechanical ventilation with heat recovery) system, and energy efficient features. Outside there is a level lawn with paved terrace, a gravel drive and a double carport. This rare opportunity blends village charm with modern comfort on the edge of the Cotswolds.

1943 sq ft (sq m)





The kitchen and dining room

The kitchen and dining room is designed for social cooking and family meals. Shaker-style cabinetry is paired with high quality quartz work surfaces, incorporating a central island with wine cooler and a wine rack, while integrated Bosch appliances include an induction hob and twin ovens concealed within the units. A triple casement window sits above the sink and triple bi-fold doors at the far end open onto the terrace, with a contemporary pendant light defining the dining area.

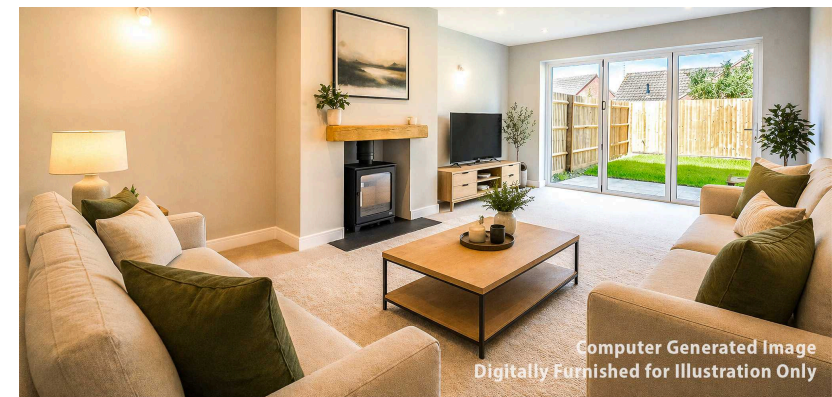


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The living room

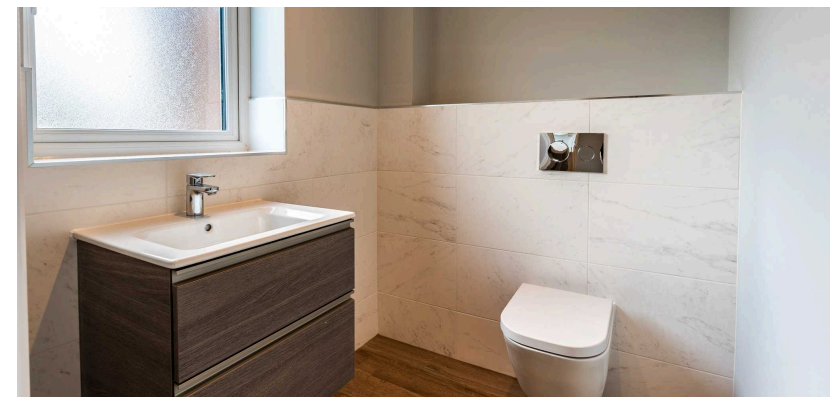
The living room is a comfortable retreat for relaxation. A wood burner set beneath a chunky timber mantel provides a cosy focal point and full height triple bi-fold doors span the rear wall, giving direct access to the garden. Recessed and wall lighting create a warm evening ambience and there is ample space for seating and family gatherings.





The utility and cloakroom

A useful utility and cloakroom keeps daily chores discreetly tucked away. The utility area offers fitted cupboards, a quartz worktop and an inset sink beneath a window, with plumbing for laundry appliances. Beyond, the cloakroom is finished with contemporary tiling, a wall-hung WC and a sleek vanity unit beneath an obscured window, providing a stylish guest convenience just off the hall.





The entrance hall

From the front door, the hallway forms the welcoming core of the home and links the main living spaces. Oak internal doors lead to the living room and kitchen diner, while a turned staircase with oak handrail rises to the first floor. Recessed ceiling lights highlight the clean lines and the hall flows naturally through to the kitchen and dining area at the rear.



The primary bedroom

The primary bedroom is a generous sanctuary with plenty of room for a super king bed and furnishings. A broad triple casement window frames the outlook and wall lights are positioned for bedside reading. There is ample room for wardrobes and a door leads through to a contemporary en suite bathroom.



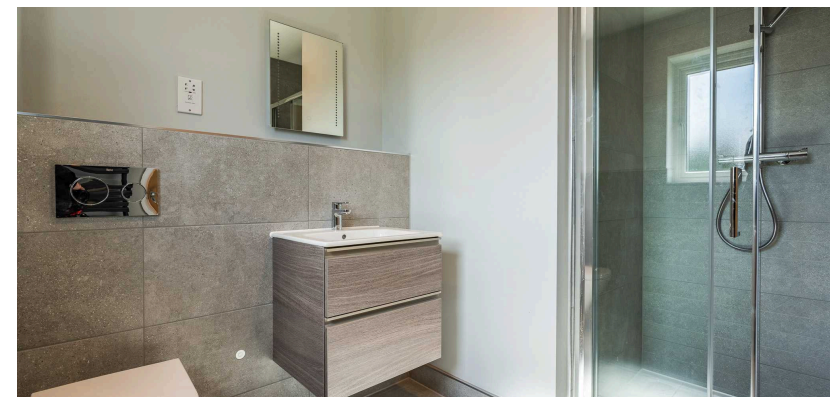


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The primary en suite

The en suite to the principal bedroom is finished to a hotel standard. It features a large walk-in shower with glazed screen, a wall-hung WC and a sleek vanity unit with mirror. Quality tiles finish the walls and floor and a window provides daylight and ventilation.





The second bedroom

The second bedroom offers an excellent guest or family room. A wide triple window looks across the surroundings and recessed ceiling lights give an even glow. A ceiling access hatch leads to the loft and a deep alcove is ideal for wardrobes or a dressing area.





The third bedroom

The third bedroom is another spacious double room. Dual aspect windows brighten the interior and provide varied viewpoints. Recessed lighting, a generous floor area and a handy recess for storage make this a versatile space for children, guests or a home office.



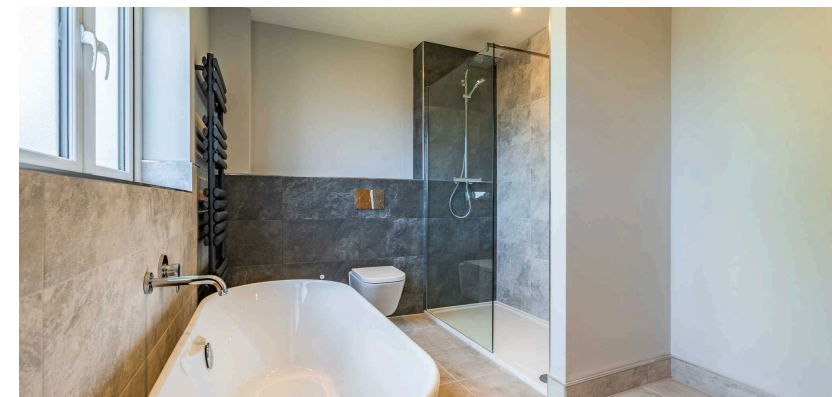


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The bathroom

The family bathroom serves the remaining bedrooms with spa-like luxury. A freestanding bath sits beneath the frosted window with wall-mounted tap, complemented by a walk-in shower with glass screen and rainfall style shower head. A wall-hung WC and vanity unit with basin complete the contemporary suite, all surrounded by stylish tiling.





The garden

At the rear of the home, the garden is designed for low maintenance enjoyment. A broad paved terrace runs across the back of the house, ideal for outdoor dining, and a level lawn stretches beyond. A gate connects to the driveway, while two sets of triple bi-fold doors from the home allow easy access between inside and out.





The driveway and parking

To the front, a generous driveway provides ample parking for residents and guests. A decorative gravelled surfaces lead to a timber framed double carport with pitched roof and a secure store at the rear. The covered bays include an electric car charging point and lighting, and a paved path steps up to the front door through newly planted borders.



Location

Sedgeberrow is a traditional Worcestershire village positioned at the edge of the Cotswolds, enjoying a peaceful rural backdrop while remaining well placed for wider amenities. The village itself fosters a strong sense of community, with a parish church and local primary school, and is surrounded by attractive open countryside.

Everyday conveniences are available nearby, while the market towns of Evesham and Broadway offer a more extensive selection of supermarkets, independent shops, cafés and leisure facilities. The popular Cotswold Designer Outlet is also within easy reach, providing a broad mix of retail and dining options.

The area is particularly well connected, with road links to Cheltenham and surrounding centres, while rail services to larger cities are available from nearby stations. With the Cotswolds quite literally on the doorstep, the location is ideal for those seeking access to scenic walking routes, cycling trails and some of the region's most picturesque villages, all set within a highly regarded and desirable landscape.

Services

Services are to be confirmed.

Broadband Speed: Superfast broadband available. Download speeds up to 75 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

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

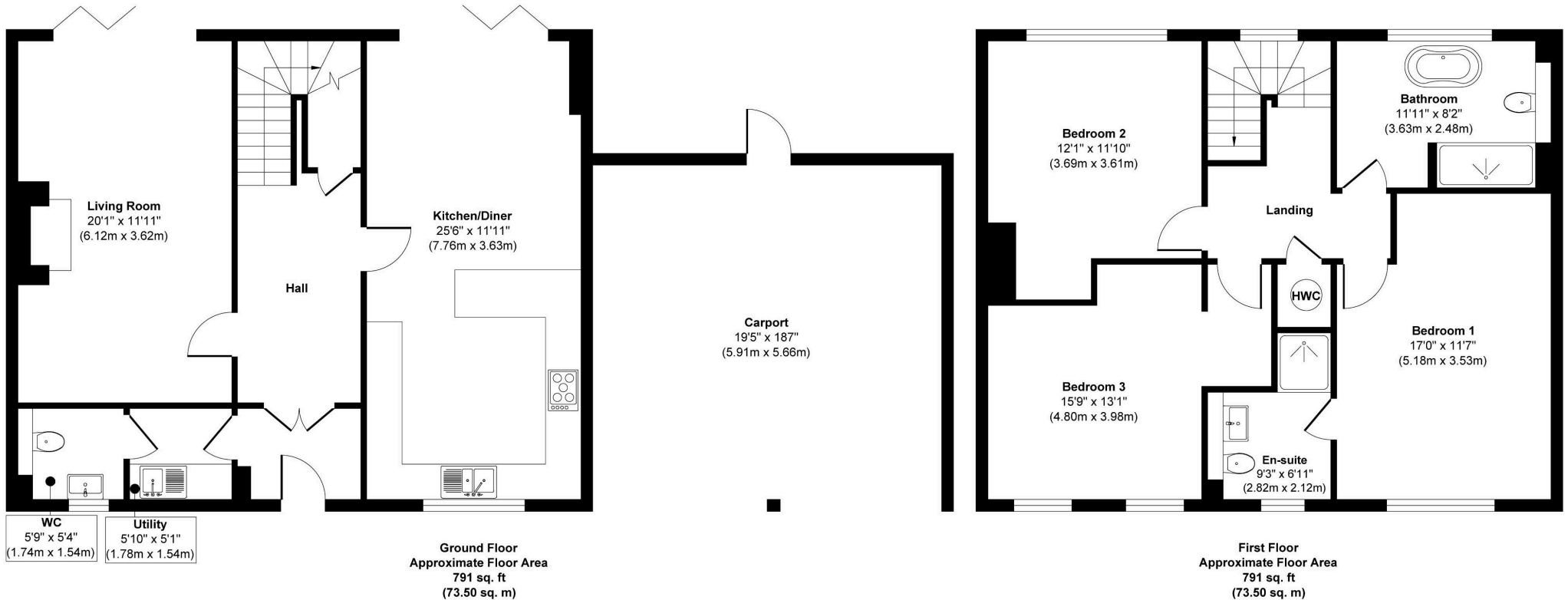
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is to be confirmed.



Willow Tree House, Winchcombe Road, WR11 7UB



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 1943 sq ft / 180.5sq m (Including Carport)

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

Produced by Elements Property



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