



Willows Leamington Road, Broadway, WR12 7ED

Guide price £925,000









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# Willows Leamington Road

Broadway, WR12 7ED

- Development opportunity - PIP for three dwellings in the garden
- Ample parking
- A fantastic opportunity for all developers
- Wonderful views to the front
- Scope to renovate and remodel the existing property
- Detached

DEVELOPMENT OPPORTUNITY - PLANNING IN PRINCIPLE FOR THREE DETACHED DWELLINGS IN THE GARDEN (W/24/01586/PIP)

Set within a generous plot and enjoying spectacular views to the front, this substantial family home offers space, versatility, and endless potential.

Cherished by the same family for many years, the property provides extensive and adaptable accommodation, ready for a new owner to make their own mark.

Upon entering, a spacious hallway gives access to the staircase and all ground floor rooms. Over the years, the home has been thoughtfully extended to now feature four reception rooms and four bedrooms—two conveniently located on the ground floor—alongside a semi-open plan kitchen/dining area complete with a breakfast bar. The principal bedroom boasts an en suite bathroom with a separate shower, while the remaining three bedrooms offer generous storage and are served by a family shower room.

The plot, believed to extend to around half an acre, is undoubtedly one of the home's standout features. To the front, an "in and out" driveway provides ample parking for multiple vehicles. To the rear, the garden is thoughtfully divided into a paddock with outbuilding/stables, and a beautifully landscaped entertaining area with mature shrubs, flower beds, and patio spaces overlooking the countryside beyond.

This much-loved home must be viewed in person to truly appreciate all that it offers.



## Additional Information

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

**Local Authority:** Wychavon District Council

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

**EPC Rating:** C

## 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.



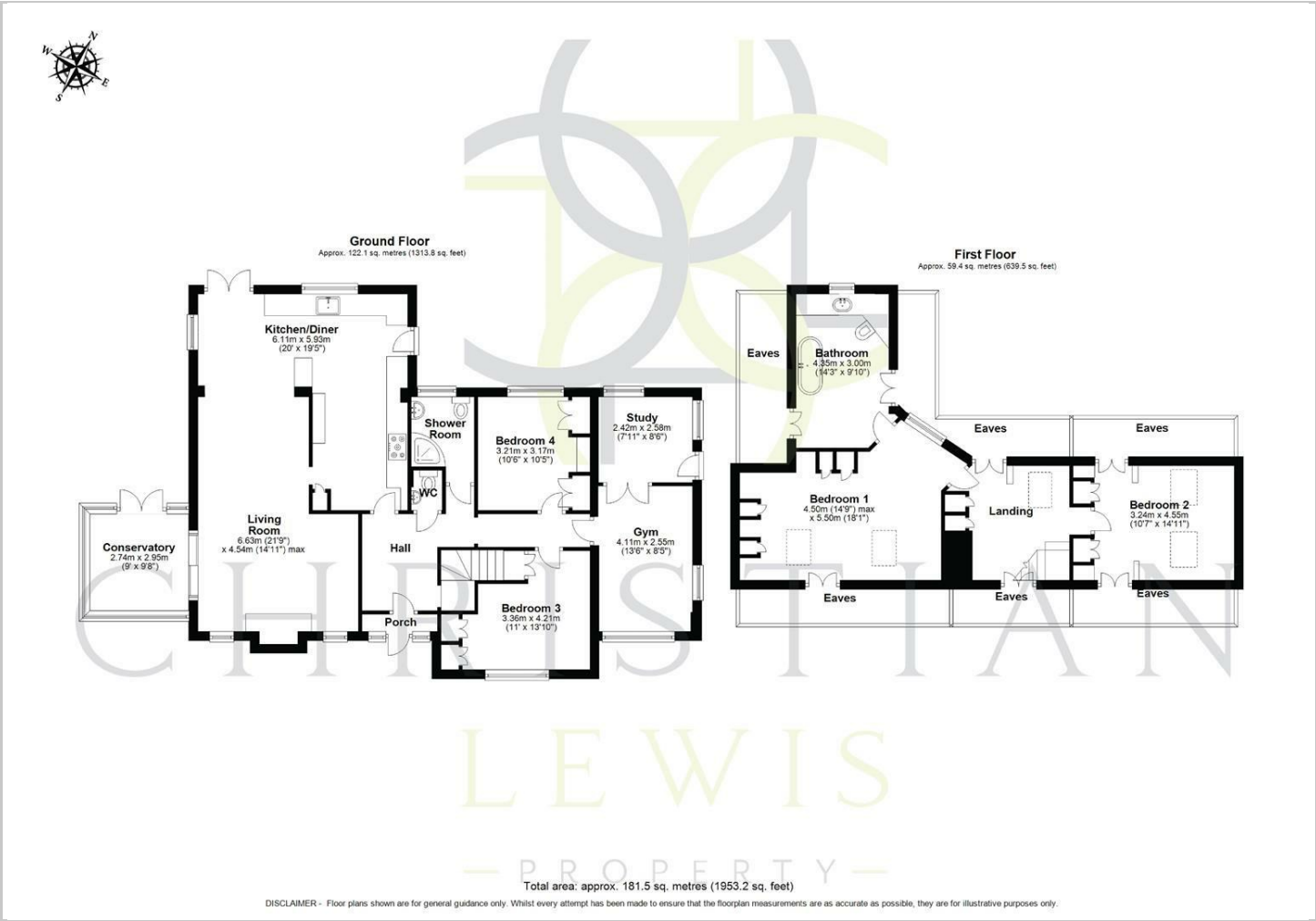








Floor Plans

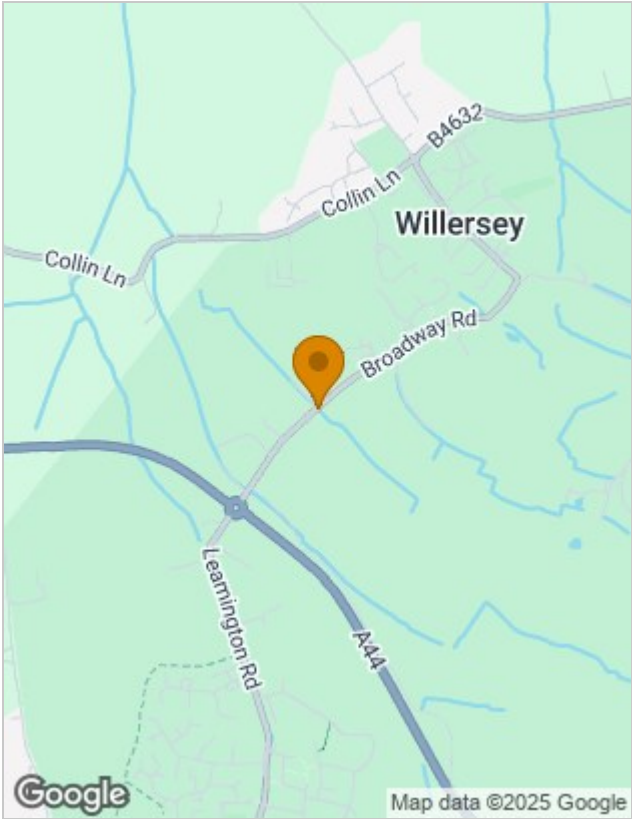


Viewing

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.

Location Map



Energy Performance Graph

