

Andrew Grant
PRESTIGE & COUNTRY



The Cedars
Broadwas, WR6 5NE



The Cedars

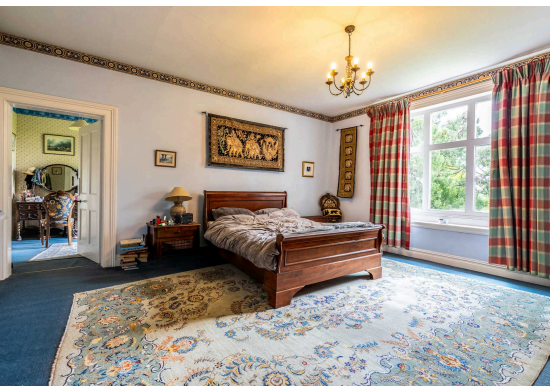
Broadwas, Worcester, WR6 5NE

7 Bedrooms 3 Bathrooms 4 Reception Rooms 1.5 Acres*

“A handsome Victorian home set in magnificent grounds with ancient cedar tree, tennis court and extensive barn, with scope for ancillary accommodation...”

Scott Richardson Brown CEO

- Victorian former rectory with character features and extensive family living space
- Seven well proportioned bedrooms, principal suite with dressing room and en suite
- Four reception rooms including formal drawing and dining rooms with period fireplaces
- Country kitchen and breakfast room with Aga, exposed beams and adjoining conservatory
- Landscaped gardens with lawns, ancient cedar tree, terrace and tennis court, with part of the orchard and former original driveway access available by separate negotiation.
- Gated driveway with double garage and a substantial barn with potential for a variety of uses including ancillary accommodation or conversion subject to planning.
- Broadwas village location for schools, amenities and excellent access to Worcester



6359 sq ft (590.8 sq m)

***Approximately 0.55 acres is available by separate negotiation.**



The kitchen and breakfast room

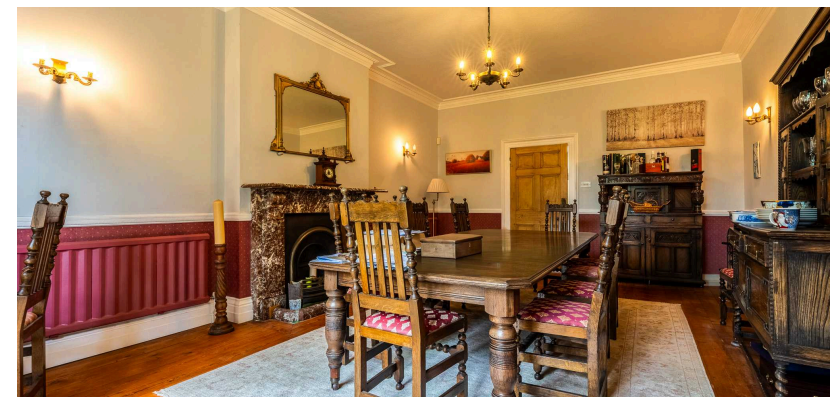
At the heart of the home, the country kitchen and breakfast room provides a welcoming space for family gatherings. Exposed timber beams, terracotta tiled floor and cream cabinetry with an Aga create a rustic feel. There is plenty of room for a dining table and seating area, with doors opening to the conservatory and garden, making it ideal for everyday living.





The dining room

Ideal for formal entertaining, the generous dining room combines period elegance with practicality. A striking marble fireplace with ornate mantel is complemented by high ceilings, decorative corning and polished timber floors. French doors open to the garden, creating an impressive suite for hosting.





The drawing room

Perfect for special occasions, the drawing room is a refined space overlooking the gardens. An elaborate ceiling rose and chandelier draw the eye, while an elegant fireplace with carved surround adds warmth. Generous proportions and a large bay window ensure the space feels airy and connect smoothly with the hall.



The sitting room

With rich period detailing, the sitting room offers a cosy yet impressive retreat. An arched stone fireplace forms the focal point, flanked by deep mullion windows and complemented by wood floors and picture rails. An open archway leads back to the hall and there is ample space for relaxing or entertaining, making this a versatile reception room.





The living room

The more informal living room is ideal for family relaxation. A cast iron fireplace with timber surround sits beneath a decorative ceiling cornice and a large window frames leafy views. This inviting space is positioned close to the kitchen and offers a comfortable sitting area away from the formal rooms.



The conservatory

Flooded with garden views, the large conservatory extends the living space into the garden. Its pitched glass roof and tiled floor are complemented by a vine clad pergola and a wood burning stove for year round use. French doors open onto the terrace and there is plenty of room for dining and seating, making this a delightful garden room.



The office

A quiet study provides a dedicated space for working from home. A side facing window lets in daylight and there is a useful built in cupboard. This versatile room could also serve as a snug or playroom.



The pantry and utility

Adjacent to the kitchen, the traditional pantry offers practical cold storage. Exposed beams and original stone slab shelving preserve the period character and provide ample space for storing provisions. A separate utility room keeps laundry tasks discreetly out of sight. It features a Belfast sink, quarry tiled floor and a large arched window, with plumbing for appliances. A range of fitted cupboards provide storage and the room links conveniently to the boot room.



The ground floor bathroom

Serving the ground floor, this generous bathroom is well appointed. It offers a classic roll top bath and separate shower cubicle with glass screen. A heated towel rail and tiled floor complete the arrangement and a window provides ventilation.



The entrance hall

On entering the home, a striking reception hall sets the tone. A wide staircase with turned balustrade rises to a galleried landing, while high ceilings and decorative mouldings emphasise the grandeur. Doors lead to the principal reception rooms and there is space for welcoming guests.



The principal bedroom and dressing room

Occupying a peaceful position, the principal bedroom suite provides a luxurious retreat. The bright bedroom enjoys high ceilings and a large window overlooking the gardens, with an adjoining dressing room providing excellent wardrobe space. The suite leads to its own en suite shower room and sits away from the other bedrooms for privacy.





The principal en suite

The en suite to the principal bedroom offers modern convenience. A curved corner shower enclosure is paired with a contemporary basin set on a vanity unit and a heated towel rail. A window provides natural light and ventilation and there is also a WC.



The second bedroom

The second bedroom is currently arranged as an informal sitting room but offers excellent sleeping accommodation. Highlights include a decorative fireplace with cast iron stove and a dormer windows that frames the garden. With generous proportions, this room could serve as a guest suite or family room and enjoys garden views.



The third and fourth bedrooms

The third bedroom is a large double room presented with bold accent colours. An impressive feature fireplace with tiled hearth sits opposite a wide window overlooking the grounds. High ceilings with cornicing provide a sense of space and there is ample room for wardrobes and furniture. The fourth bedroom is a generous room suited to children or guests. A period fireplace with marble surround adds character and a tall sash window looks out to the garden.





The fifth, sixth and seventh bedrooms

The fifth bedroom is remarkable for its scale and architectural details. A vaulted plaster ceiling and an elegant fireplace create a focal point, while an expansive bay window draws in views of the grounds. The sixth bedroom offers flexible accommodation for family or guests. The room is well proportioned and enjoys a window to the rear. The seventh bedroom could be used as a study or hobby room. The room is close to the first floor kitchen and family bathroom, making it ideal for an au pair or teenager.





The first floor kitchen

For multi generational living, a compact first floor kitchen serves the annexe side of the home. Fitted with timber cabinets, tiled worktops and a built in oven, the room sits under a pitched ceiling with a dormer window. This space provides independent catering facilities for the annexe or could be converted to a bedroom if preferred.



The bathroom and WCs

Serving the first floor bedrooms, the family bathroom and additional WCs are thoughtfully arranged. The main bathroom features a large built in bath, separate corner shower and pedestal basin set against decorative tiling. Two further cloakrooms on the first floor provide extra facilities.





The garden

The gardens are a true highlight of this home, set in one and a half acres and forming a tranquil haven around the building. Immediately outside are paved terraces and brick edged borders bursting with herbaceous planting, while sweeping lawns stretch away from the home and are dotted with mature shrubs and ornamental trees. The centrepiece is an ancient cedar tree reputed to be the oldest in Worcestershire, providing shade and a sense of history.



Beyond the formal lawns, the grounds include a range of practical and recreational areas. A walled garden offers scope for kitchen planting and there is a Victorian greenhouse for tender plants. Additional lawns provide space for children's play, while a tennis court and various outbuildings and barns sit discreetly within the grounds. Part of the orchard together with the former original driveway access to the house, extending to approximately half an acre, is available by separate negotiation. With far reaching rural views, these gardens will delight keen gardeners and families alike.



The driveway, parking and outbuilding

Approached through a gated entrance, the driveway sets the scene for the property. A long drive opens into a substantial courtyard providing extensive parking and turning space, centred around an impressive ivy clad barn and a detached double garage. The large barn offers considerable scope for a variety of uses, including potential for ancillary accommodation or conversion subject to the necessary planning consents.



Location

Broadwas sits on the western outskirts of Worcester, surrounded by rolling farmland and the meandering River Teme. The village offers a friendly community with a primary school, village hall and nearby pub, while more comprehensive amenities can be found in the historic city of Worcester, including shops, eateries and leisure facilities. A choice of excellent state and independent schools can be found in the locality. Road communications are good, with the A44 providing access to the M5 for Birmingham and the wider motorway network, and mainline rail services to London and the Midlands available from Worcester.

Services

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

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, Three, EE and Vodafone (source: Ofcom checker).

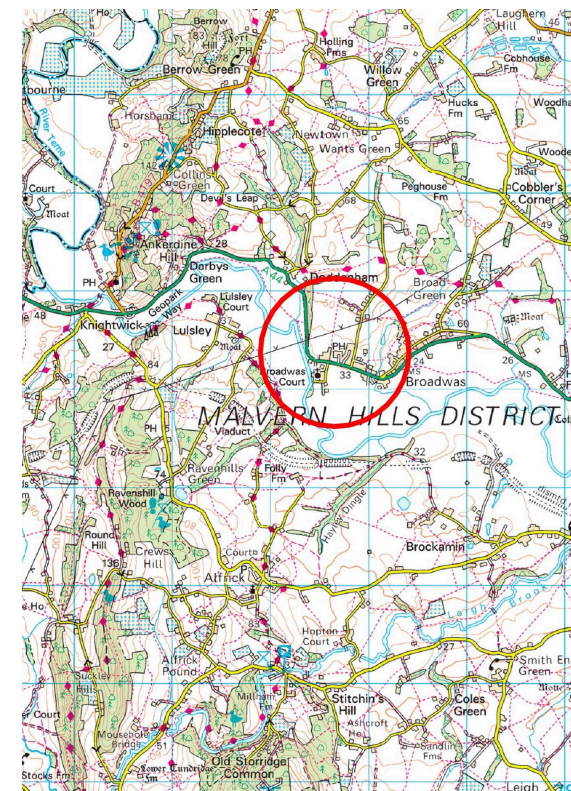
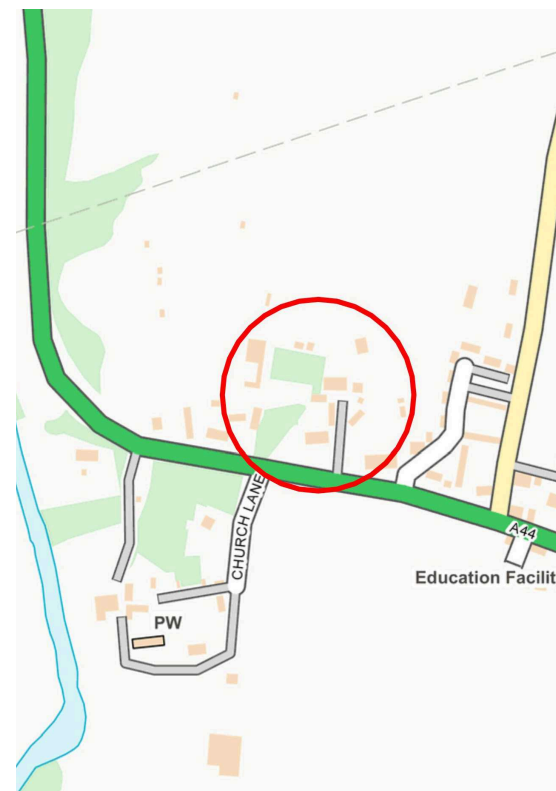
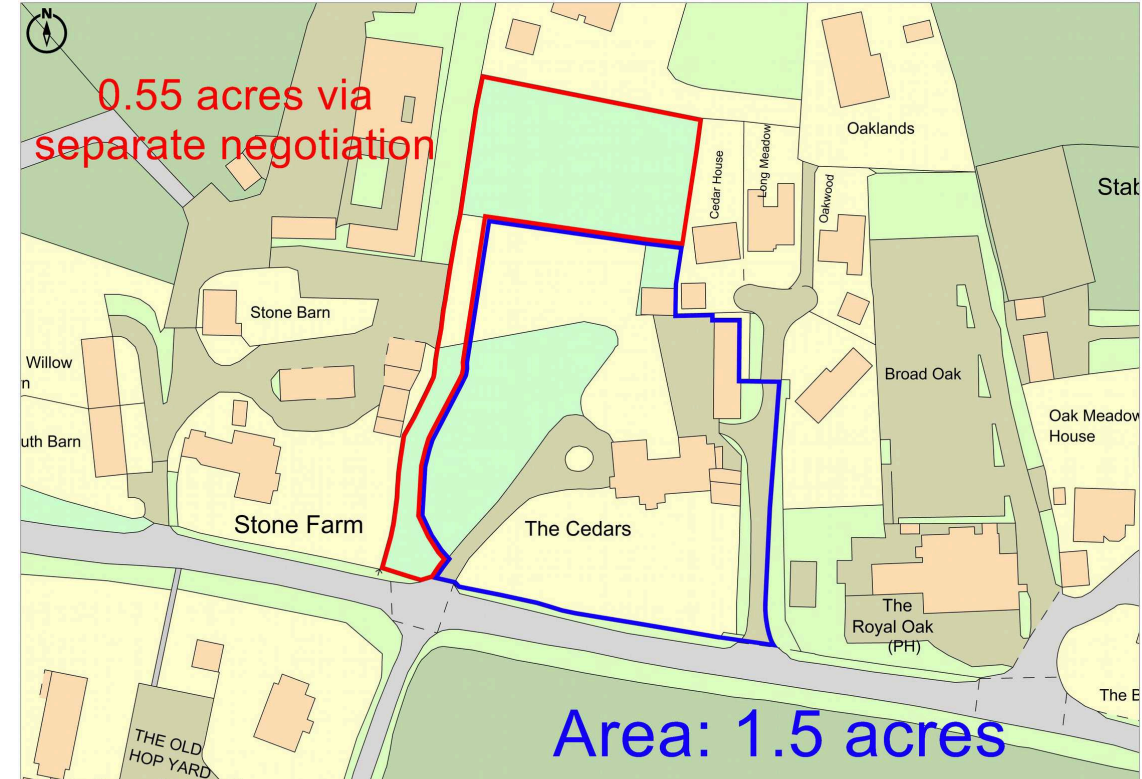
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band H

Agent Note

Part of the orchard together with the former original driveway access to the house, extending to 0.55 acres, is available by separate negotiation. The former walled garden land is subject to an overage provision of 40% for a period of 25 years. Please note that the vendor of this property is a relative of an employee of Andrew Grant.



The Cedars

Approximate Gross Internal Area

Cellar = 54.8 sq m / 590 sq ft

Ground Floor = 287.9 sq m / 3099 sq ft

First Floor = 248.1 sq m / 2670 sq ft

Outbuilding / Double Garage = 157.7 sq m / 1697 sq ft

Total = 748.5 sq m / 8056 sq ft

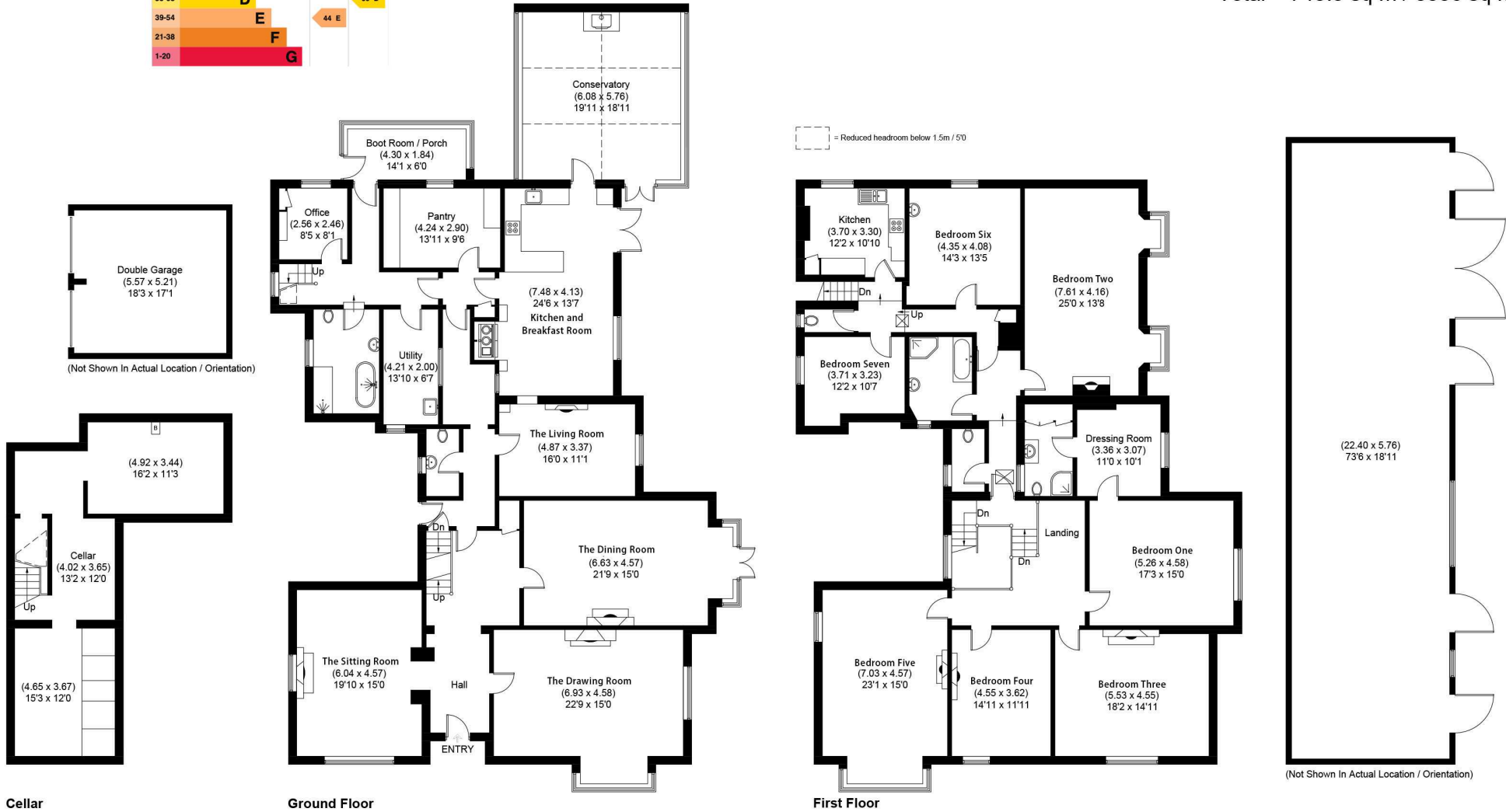
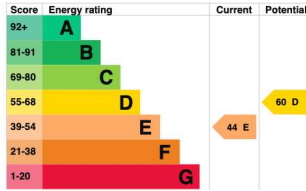


Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720

E. prestige@andrewgrant.com

andrewgrant.com