



Highgate Court Cheltenham Road, Broadway

£425,000 Freehold

Extended end of terrace house • 5 minute walk to Broadway High Street • 1,284 square foot of living accommodation • Two separate reception rooms • Parking for one car & garage • Three double bedrooms • Westerly facing patio garden • No onward chain • 1 of 8 houses within a private development • Set over three floors



The welcoming entrance hall leads to the kitchen, downstairs w.c. and one of two reception rooms, both are elegantly proportioned for relaxed family gatherings and more formal entertaining, while the second reception room/ garden room is flooded with natural light as it overlooks the Westerly facing patio garden. The kitchen is well-appointed, featuring cabinetry and ample workspace, ideal for both every-day meals and family living. Set over three spacious floors, the property boasts three generously sized double bedrooms, each providing a peaceful retreat with abundant natural light and versatile layouts to suit a variety of needs. The principal bedroom is found on the first floor and is adjoined with a shower room en-suite as is the family bathroom with the largest room found at the top of the house and spans the width of the house. Practical benefits include dedicated parking for one car and a private garage, ensuring convenience in this sought-after location. The westerly aspect of the patio garden allows for tranquil afternoons and golden evening light, further enhancing the sense of calm and seclusion. Offered with no onward chain, this home is an exceptional opportunity for those seeking immediate occupation within a highly desirable setting. Situated just a five-minute stroll from the vibrant Broadway High Street, residents enjoy easy access to boutique shops, renowned restaurants, and excellent local amenities, all while enjoying the peace and exclusivity of a private development. This rare offering combines refined period features with up-to-date comforts, presenting an inviting and sophisticated lifestyle in the heart of a thriving community.

Broadway is unquestionably one of the most picturesque villages the Cotswolds has to offer. It's High Street is lined with an array of independent shops, deli's, cafes, restaurants, museums, New Barn Surgery, Lifford Hall, art galleries, public houses and hotels to ensure it caters for all. The Lygon Arms is at the heart of the High Street and like the majority of Broadway it's steeped in History and is over 600 years old. Beyond the well-kept pavements of the High Street is a plethora of footpaths waiting to be explored. The steady climb from the top of the High Street across steadily inclining fields leads you to the icon Broadway Tower where you're able to admire the view right across the Cotswolds, Worcestershire and parts of Gloucestershire. For families, there's a highly rated primary school and several local secondary schools further afield. With a thriving community, stunning surroundings and historic amenities that remain useful for everyday modern living, Broadway continues to be the jewel in the North Cotswolds crown.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



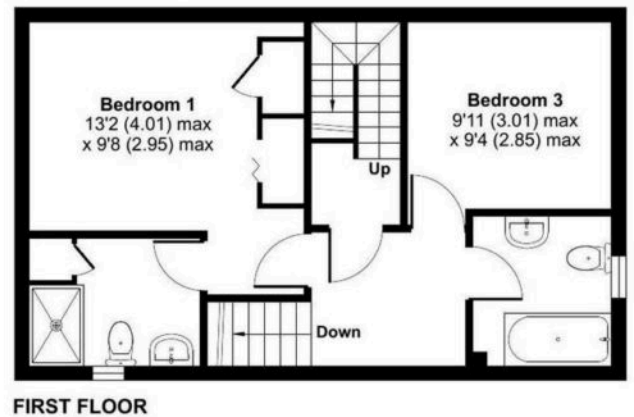
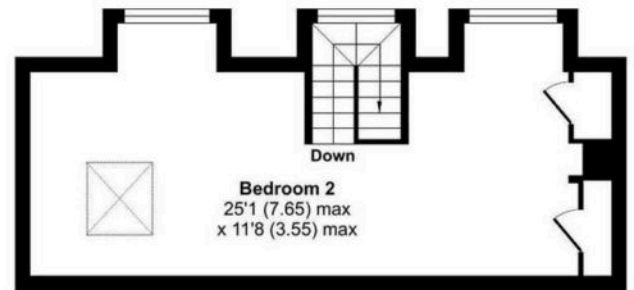
Cheltenham Road, Broadway, WR12

Approximate Area = 1284 sq ft / 119.3 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1422 sq ft / 132.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jason Jones & Associates. REF: 1262775

07852 250490 - 01386 901367 - me@charliecarrollproperty.co.uk

CHARLIE
CARROLL