

GUIDE PRICE

£950,000

Broadway Road

Childswickham, Broadway WR12 7HD

THE PROPERTY

Set within level grounds of around one acre, this is a versatile and spacious four bedroom detached village house featuring a ground floor annexe with its own entrance, an open-plan kitchen, dining and family room with a woodburner, gated rear vehicular access off Chapel Lane, and a range of outbuildings and field shelters.

At the centre of the house sits a 26ft kitchen and breakfast room, served by a separate utility room and flowing directly into a bright family room with a recently installed woodburner and bifolding doors opening onto a paved terrace. To the front is a separate sitting room, a study and a shower/cloakroom.

Completing the ground floor is a self-contained annexe with a bedroom with kitchenette and ensuite shower room and direct access to a courtyard garden, well suited to guests, multi-generational living, or supplementary income.

Upstairs, the generous main bedroom enjoys a Juliet balcony, a walk-in wardrobe area, and an ensuite shower room. There are two further bedrooms served by a family bathroom.

To the front, a wide gravelled driveway provides ample parking for multiple vehicles.

The south-west facing rear garden features several seating and entertaining areas, a summer house, a vegetable garden, a substantial garden store, and an assortment of fruit trees. Beyond the formal garden, the plot opens out into grassed land interspersed with mature trees, leading at one end to a picturesque stream and at the other to two field shelters beside gated rear access from Chapel Lane.

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SITUATION

Childswickham is an attractive Worcestershire village situated approximately 1.5 miles north-west of Broadway. Positioned just outside the boundary of the Cotswolds National Landscape, the village enjoys open countryside surroundings with the Cotswold escarpment rising close by, offering easy access to scenic walking routes including the Cotswold Way.

The village retains a strong sense of community and traditional character, centred around the historic Church of St Mary the Virgin, The Childswickham Inn, a village hall, and recreation grounds.

Neighbouring Broadway is only a short drive or pleasant countryside walk away and provides an extensive selection of independent shops, restaurants, galleries, primary schools, and everyday amenities. For wider shopping, Evesham lies approximately 5 miles to the north-west with major supermarkets, while Honeybourne station, about 6 miles away, offers direct mainline rail services to London Paddington in around 1 hour 40 minutes. Cheltenham and Stratford-upon-Avon are both approximately 16 miles away, and the M5 at Tewkesbury provides straightforward access to the wider motorway network.

ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via boiler.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.



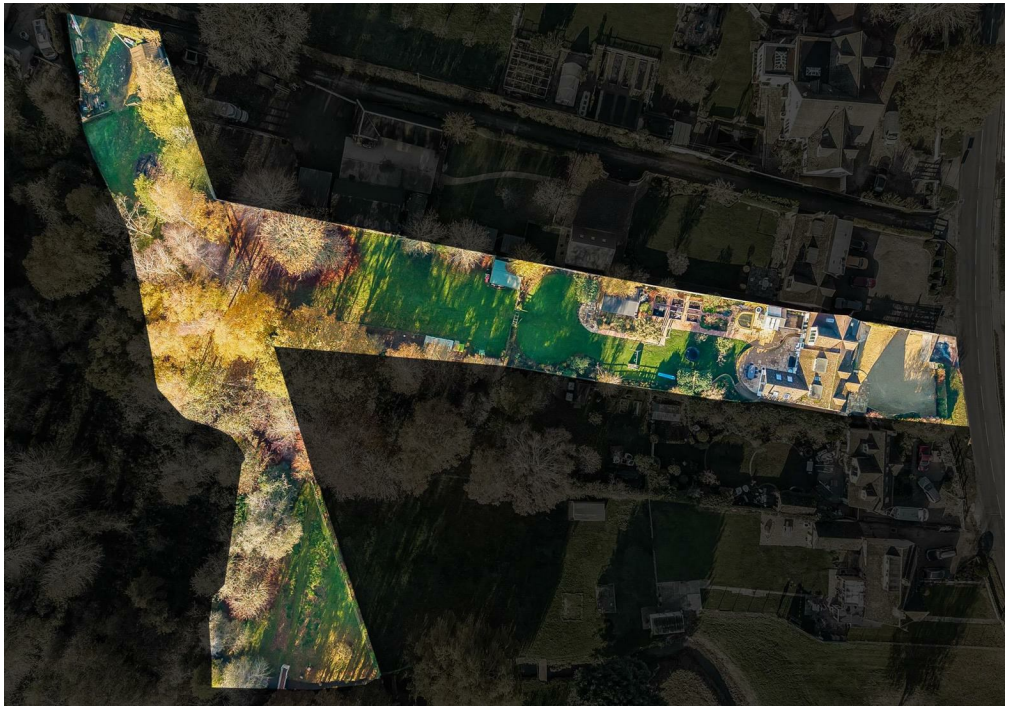






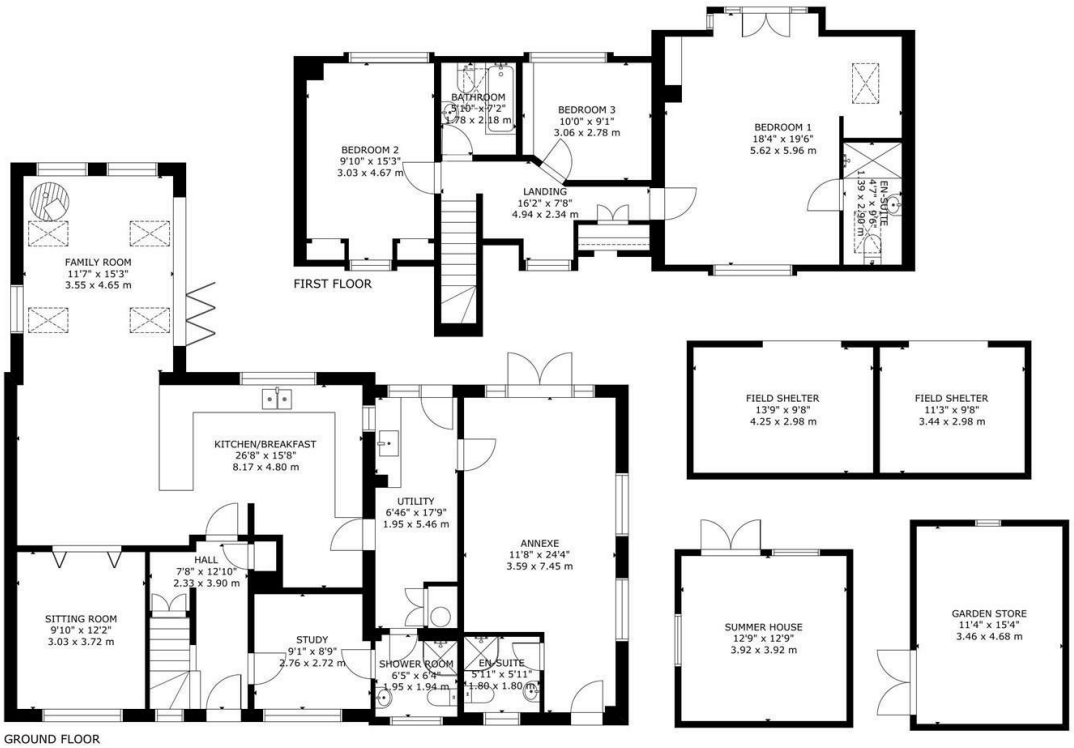







Rear Access





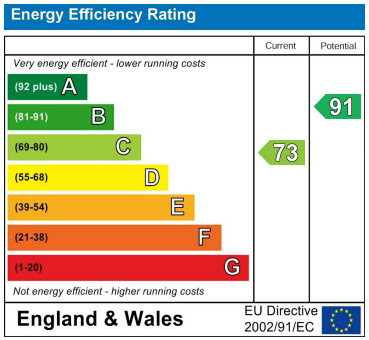
GROSS INTERNAL AREA
TOTAL: 200 m²/2,153 sq ft
GROUND FLOOR: 125 m²/1,346 sq ft, FIRST FLOOR: 75 m²/807 sq ft
EXCLUDED AREAS: FIELD SHELTER: 23 m²/247 sq ft, SUMMER HOUSE: 16 m²/173 sq ft, GARDEN STORE: 16 m²/173 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

TENURE
Freehold

LOCAL AUTHORITY
Wychavon District Council

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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