



VAUGHANREYNOLDS
ESTATE AGENTS

Horseshoe Cottage, Friday Street
Pebworth, CV37 8XW



The Property

Nestled in the heart of the ever-popular village of Pebworth, Horseshoe Cottage is a charming detached period home that perfectly blends character with modern-day convenience. Beautifully presented and ready to move straight into, this delightful property offers a low-maintenance, turn-key lifestyle ideal for both homeowners and investors alike.

Having previously operated as a highly successful short and long-term rental, the cottage presents an excellent opportunity for those seeking a ready-made investment, as well as buyers looking for a picturesque village retreat.

The accommodation is both welcoming and versatile. A characterful dining hall greets you on arrival, featuring exposed floorboards and useful under-stairs storage, with stairs rising to the first floor. From here, doors lead into a generous open-plan lounge and dining space — a warm and inviting area complete with an inset log burner, a window to the front, and French doors opening onto the garden, allowing natural light to flood the room.



The kitchen, though compact, is thoughtfully designed to maximise space and functionality, offering a range of storage, ample work surfaces, and dual-aspect windows that create a bright and practical cooking environment.



Upstairs, a central landing leads to a spacious double bedroom and a second, smaller bedroom — ideal as a guest room, nursery, or home office. The bathroom is fitted with a classic white suite, including a panel bath with shower over, WC, and wash hand basin.

Outside, the property benefits from a low maintenance enclosed garden designed for ease of maintenance. The space enjoys gated side access over the neighbouring driveway and has previously been utilised for off-road parking. Additional parking is available on-street.

Full of charm and offering flexible living with proven rental appeal, Horseshoe Cottage is a rare opportunity to acquire a delightful period home in a sought-after village setting.

The Location

Pebworth is an attractive village situated approximately nine miles south west of Stratford-upon-Avon, on the borders of Warwickshire, Worcestershire and Gloucestershire. It is within easy reach of Evesham, which is approximately eight miles, Chipping Campden and the Cotswolds. The village offers a number of amenities including public transport services, an inn and church. For the sporting enthusiast there are golf courses at Broadway and Stratford upon Avon and racing at Stratford, Worcester, Cheltenham and Warwick.





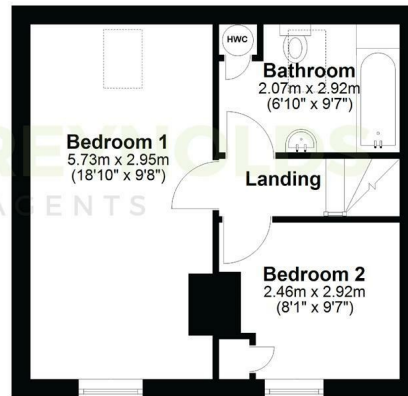
Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 68.3 sq. metres (735.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage. Oil fired central heating.

Local Authority: Wychavon, Council Tax Band D

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