

36 LEAMINGTON ROAD

BROADWAY, WORCESTERSHIRE



Beautifully presented two-bedroom Cotswold stone cottage, with a garden and parking

Ground Floor: Sitting room • Kitchen/Dining room

First Floor: Two double bedrooms • Shower room

Outside: Enclosed rear garden • Hot tub
Shed • Private parking to the rear



Stow-on-the-Wold Office

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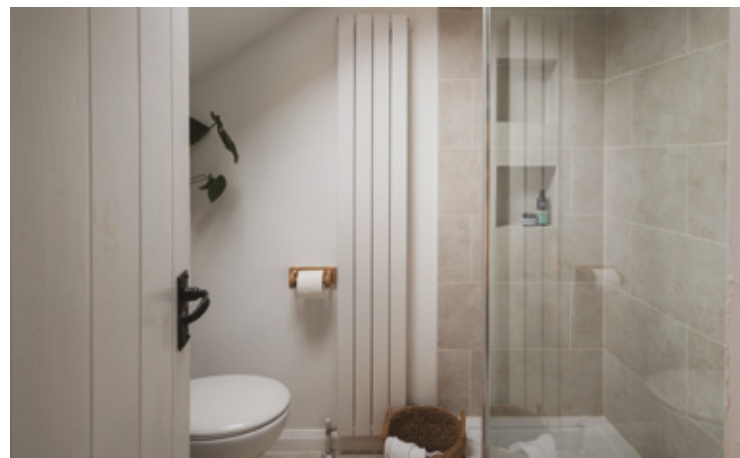
www.tlo.co.uk



DESCRIPTION

Set on the edge of the ever-popular village of Broadway, this charming two-bedroom terraced cottage is 0.5 miles from Broadway's renowned High Street with its day to day shops, independent boutiques, cafes and historic hotels. The beautiful surrounding countryside is perfect for walking. This cottage beautifully combines character features with comfortable modern living. The current owner has completely modernized this cottage to create a very successful holiday let, it is also perfect as a lock up leave or a main home.

The property welcomes you into a cosy sitting room full of charm, featuring exposed beams, a bay window and a wood-burner set in a large inglenook fireplace. Stone flooring runs seamlessly from the sitting room through to the kitchen/dining room. The fitted kitchen features extensive worktops and integrated appliances. This super kitchen is fitted with bi-fold doors which open directly into the garden and flood the space with natural light, creating a superb indoor-outdoor flow, ideal for both everyday living and entertaining.



Upstairs, the light-filled, master bedroom benefits from wood flooring. The second double bedroom enjoys views of the garden and is enhanced by attractive paneling. The shower room is well appointed and features a rainfall shower.

The enclosed rear garden provides a wonderful retreat as there is a hot tub (wood fired), a lawn, a paved terrace ideal for outside dining and entertaining. There is a very useful wooden shed for storage and a gate leads to the graveled parking area.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SERVICES

Private drainage, mains water, gas and electricity. Wood fired hot tub. Broadband connected. No tests to the suitability of services have been carried out. Intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.



TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Wychavon District Council, Queen Elizabeth Drive, Pershore, WR10 1PT | T: 01386 565000

COUNCIL TAX

Band D

EPC

Band C (71)

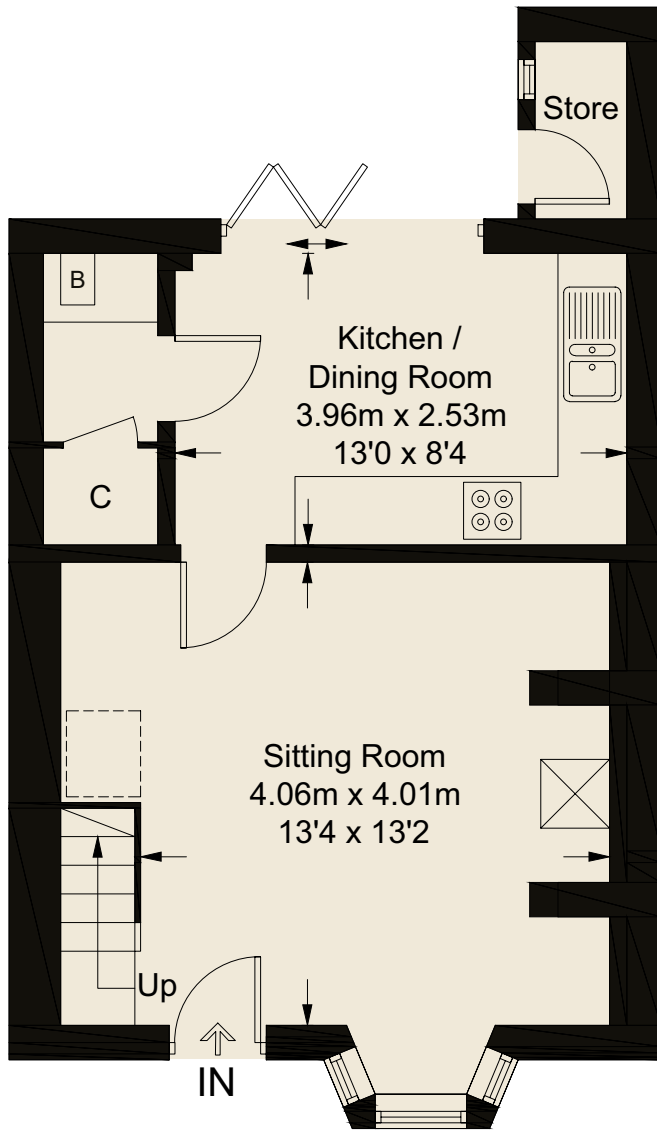
VIEWING

Please telephone Butler Sherborn:
Stow on the Wold Office T: 01451 830731 or
The London Office T: 0207 839 0888.
E: stow@butlersherborn.co.uk

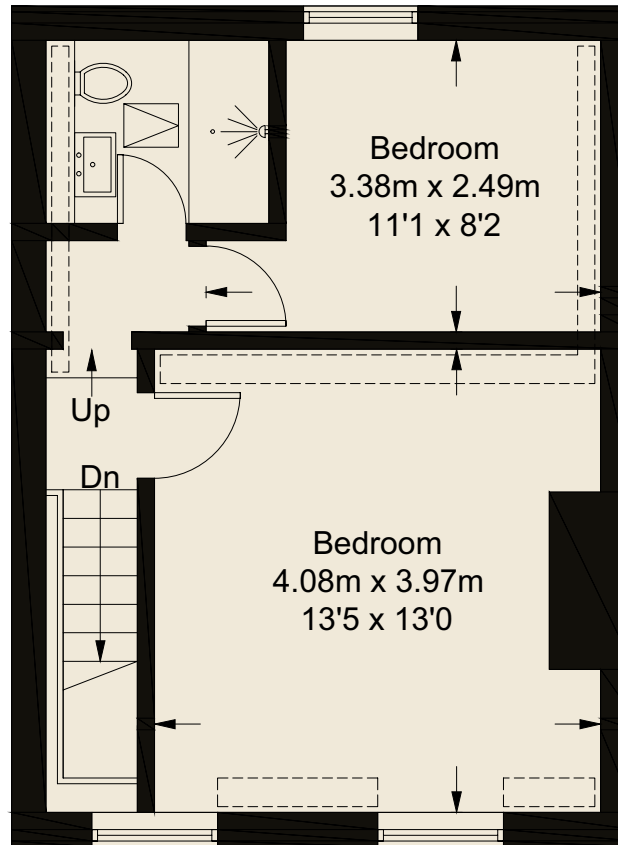
DIRECTIONS (WR12 7EB)

From the Lygon Arms (on the left-hand side) on the High Street, follow the road up to the roundabout, and turn left onto Leamington Road. Follow this road, continue past the Primary School. 36 Leamington Road will then be on your left opposite a row of trees.

what3words: ///enhancement.scarred.months



Ground Floor
34.3 sq m / 369 sq ft




First Floor
32.7 sq m / 352 sq ft

36 Leamington Road, Broadway, WR12 7EB

Approximate Gross Internal Area = 67.0 sq m / 721 sq ft
 Store = 1.2 sq m / 13 sq ft
 Total = 68.2 sq m / 734 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1279080)

 = Reduced headroom below 1.5m / 5'0





Towns/Villages

Chipping Campden 6.1 miles
Stow on the Wold 11.1miles
Cheltenham 16.6 miles



Pubs

Snowhill Arms, Snowhill 3.2 miles
The Broadway Hotel, Broadway 0.7 miles
The Halfway, Kineton 5.5 miles
The Seagrave Arms, Weston Subedge
3.3 miles
The Bakers Arms, Broad Campden 6.7 miles



Schools

Broadway Primary Schools 0.1 miles
Temple Guiting C of E Primary School 8 miles
Chipping Campden School 5 miles



Train station

Moreton in Marsh station 9.5 miles
Evesham Station 8.3 miles
Kingham station 16.4 miles



Members Clubs

Lygon Arms Spa and Fitness Centre
Broadway 0.6 miles
Dormy House Hotel and Spa 3.6 miles
Daylesford Organic, Spa and Bamford
14.7 miles

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