



A pretty Cotswold stone family home with paddocks and stabling.

Buckland, Broadway, Worcestershire, WR12

£4,950 pcm plus fees apply, Available from January 2020

savills

Village location • Close to Broadway • Large kitchen • Three reception rooms • Five bedrooms including one downstairs bedroom with ensuite bathroom • Master bedroom with vaulted ceiling and adjacent bathroom • Character features throughout • Approximately 18 acres including paddocks • Stabling • Open fronted four bay car port barn • Fibre Optic Broadband • EPC = C

Local Information

Buckland is a quintessential Cotswold village which lies under the Cotswold escarpment on the Gloucestershire/Worcestershire borders, at the foot of Burhill. The village comprises a range of Cotswold stone properties situated along the main village street with the Church of St Michael in the centre. It is a secluded but active village and thought to have the oldest Rectory in England, which stands next to The Manor, now a beautiful hotel which also hosts afternoon tea and restaurant dining. Buckland shares neighboring Laverton's beautifully refurbished village hall where monthly coffee mornings and pub nights are held, in addition to the annual Christmas hog roast and summer party.

Nearby Broadway is regarded by many as one of the Cotswolds' finest examples of traditional street architecture with several seventeenth and eighteenth century buildings of note. The village has a wide range of shops for day-to-day requirements together with restaurants, The Lygon Arms Hotel, with its leisure and spa facilities, and specialty shops.

The Regency spa town of Cheltenham is about fourteen miles away and provides excellent schooling in both the state and private sectors. It also offers leisure activities including literature, cricket and music festivals along with the famous racecourse which plays host to the Gold Cup every spring.

Trains to London Paddington run from Evesham, Honeybourne and Moreton-in-Marsh, whilst the M5 (J9) provides swift access to the Midlands and the south-west of England.

The surrounding countryside provides wonderful walking and riding over the many footpaths and bridleways, you can also walk footpaths into Broadway. Broadway also has an 18 hole golf course and there is a wide selection of golf courses in the area.

About this property

A beautiful Cotswold stone family home situated in the pretty village of Buckland. The accommodation on the ground floor comprises a fantastic kitchen with flagstone floor, underfloor heating, a double butlers sink and built in appliances including a range oven, dishwasher and a large fridge freezer. The kitchen leads through to the snug / sitting room which also has underfloor heating and a log burning stove. Off the snug is a downstairs double bedroom with ensuite shower room this room also benefits from underfloor heating. On the other side of the kitchen is the dining room and across the entrance hall is a drawing room with open fireplace. The reception rooms have period features including exposed Cotswold stone walls and feature beams. There is a coat closet and a cloakroom off the main entrance hall.

Upstairs is the master bedroom which has a high vaulted ceiling and adjacent bathroom with shower over bath, there are two further double bedrooms, a single bedroom / study, a further family bathroom and a useful laundry room on this floor which has a washing machine and tumble dryer.





Buckland, Broadway, Worcestershire, WR12
Gross Internal Area 3023 sq ft, 270.8 m²
Outbuildings 758 sq ft, 70.4 m²
Cellar 86 sq ft, 8 m²
Total 3867 sq ft, 359.2 m²

  savills | savills.co.uk | **Louise Nicholson**
Cotswold Lettings
+44 (0) 1285 627 552
louise.nicholson@savills.com

Approximate Area = 280.8 sq m / 3023 sq ft (Excluding Void)
Outbuildings = 70.4 sq m / 758 sq ft
Total = 351.2 sq m / 3781 sq ft
For identification only. Not to scale.
© Fourwalls Group



Outside are the immediate mature gardens with a pond and a stream which runs along the front of the paddocks, the land extends to approximately 18 acres in total. Outbuildings include a stable block with yard and a tack room. Please note one of the stables may be retained by the owner for storage. There is also an open fronted four bay barn carport.

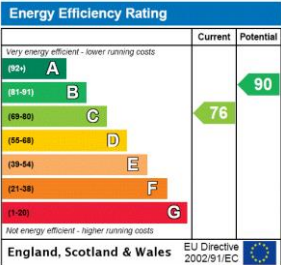
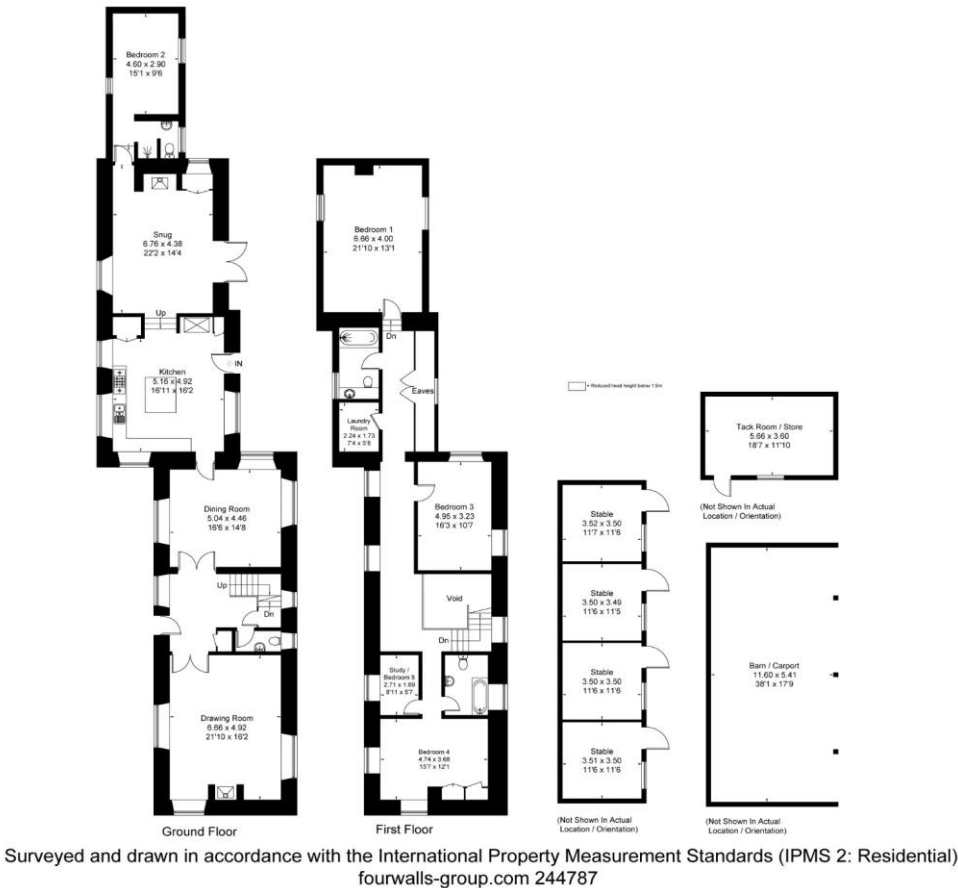
Furnishing – Unfurnished / some pieces of furniture may remain.

Local Authority - Tewkesbury Borough Council, Tewkesbury

Energy Performance - EPC Rating = C

Services: Mains electricity, gas, water and drainage. Gas fired central heating. We are informed the property benefits from fibre optic broadband directly to the house.

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Cotswold Lettings Office. Telephone: +44 (0) 1285 627 552.



Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191108AGBL

