

BROOKFIELD COTTAGE

MANOR ROAD • WICKHAMFORD • WORCESTERSHIRE • WR11 7SA



savills

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A classic Grade II Listed village house

Broadway 4 miles • Evesham 4 miles

Chipping Campden 9 miles

Moreton-in-Marsh

(mainline station London/Paddington from 90 mins) 12 miles

Stratford-upon-Avon 15 miles

Cheltenham 17 miles • M5 (J9) 14 miles

(all distances and times are approximate).

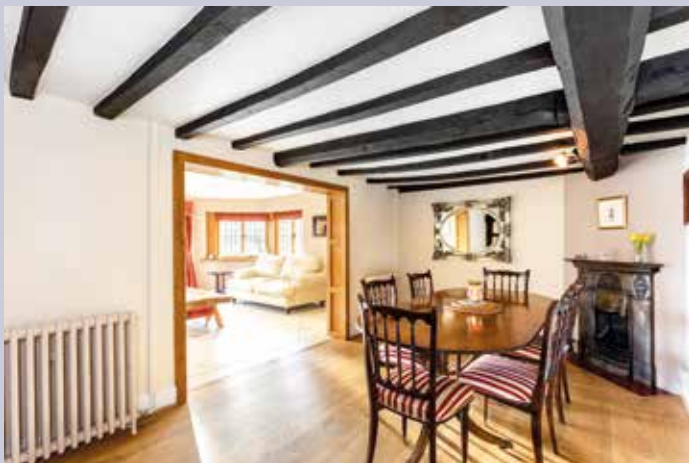
Entrance hall • Sitting room • Dining room • Family room

Kitchen, utility/boot room • Shower room

Three bedrooms and family bath/shower room

Landscaped gardens with summer house
and shed, garage and parking

In about 0.42 acres.





SITUATION AND COMMUNICATIONS

- Wickhamford is a delightful Worcestershire village situated between Broadway and the riverside town of Evesham.
- The village has farm shops offering locally sourced foods, a charming church and the historic Wickhamford Manor, a Grade II listed Manor House which sits in beautiful gardens and grounds.
- Nearby Broadway lies in a Conservation Area and a designated Area of Outstanding Natural Beauty.
- Broadway offers a wide range of shops for day to day requirements together with restaurants, The Lygon Arms Hotel, with its leisure facilities, and speciality shops.
- Evesham, just four miles away, is a market town on the banks of the River Avon with a good range of shopping and leisure facilities and a mainline train station to London Paddington.
- More extensive shopping can be found in Stratford-upon-Avon with its Shakespearean connections, and the Spa town of Cheltenham.
- Within easy driving distance is Birmingham NEC and Airport and the M5 Junction 9.

BROOKFIELD COTTAGE

Dating from the late seventeenth-century, Grade II Listed Brookfield Cottage is a delightful thatched cottage with a most pleasing black and white façade with eyebrow dormers and leaded light windows. Internally there are wonderful period features including pretty fireplaces, a wealth of ceiling timbers and oak doors. The property is offered in excellent condition having been carefully maintained by the present owners who have lived in the property for 10 years.

The principal garden lies to the rear and is mainly laid to lawn dotted with specimen trees and well-stocked flower beds. Lovely far reaching south-east views over adjoining meadows and to Broadway Tower in the distance can be enjoyed from the walled terrace accessed from the sitting room. To the front are two areas of lawn, dissected by a path, and generous parking areas to front and rear of the detached garage.

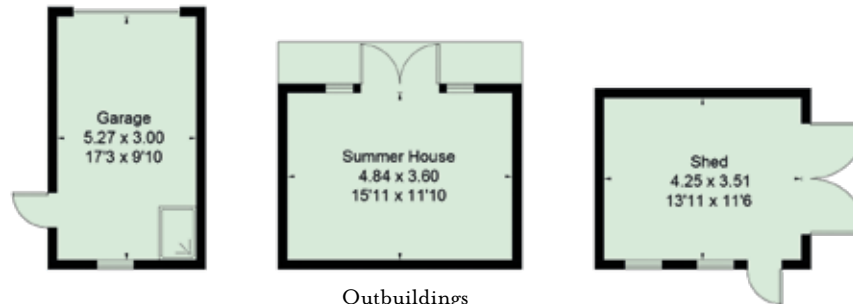
The accompanying floor plans illustrate the layout of the accommodation but in brief the principal aspects of the accommodation are as follows.

- Well-proportioned sitting room with high ceiling and French doors leading to the terrace affording views over the garden and countryside beyond.
- Double aspect family room with pretty Art Deco-style fireplace.
- Dining room also with striking Art Deco-style fireplace.
- Beautifully equipped farmhouse-style kitchen leading to utility/boot room and useful shower room.
- Three excellent bedrooms.
- Generous family bathroom with separate shower cubicle.
- Garden store, greenhouse and summerhouse.
- Detached garage with shower cubicle.

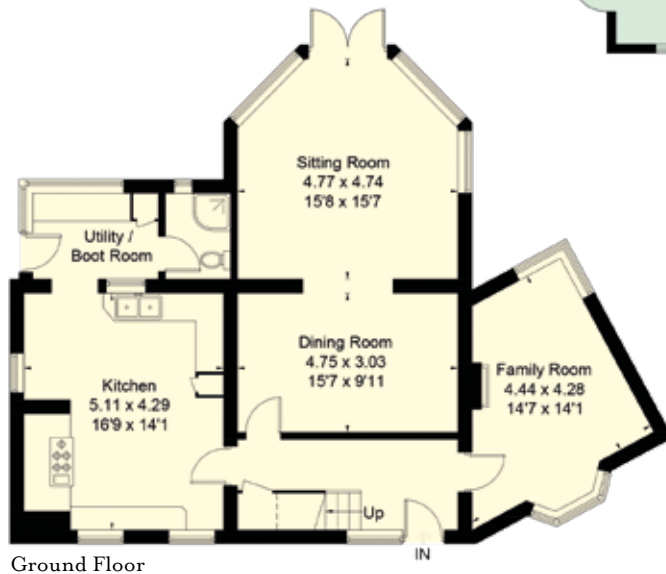
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Approximate Gross Internal Area:
Main House: 160.9 sq.m. / 1732 sq.ft.
Garage: 15.8 sq.m. / 170 sq.ft.
Summerhouse: 17.4 sq.m. / 187 sq.ft.
Shed: 14.9 sq.m. / 161 sq.ft.
Total: 209 sq.m. / 2250 sq.ft.

For identification purposes only. Not to scale.



Outbuildings
(Not shown in actual location/orientation)



Ground Floor



First Floor



GENERAL INFORMATION

LOCAL AUTHORITY

Wychavon District Council. Telephone 01386 565000.
Band G.

SERVICES

Mains electricity, gas, water and drainage are connected.
Telephone line subject to BT transfer regulations.

TENURE

Freehold.

TOWN AND COUNTRY PLANNING

The property lies within the area administered by Wychavon District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

DIRECTIONS (WRII 7SA)

From the centre of Broadway proceed out of the village along Station Road. At the roundabout turn left onto the A44 in the direction of Evesham. Proceed along this road for approximately two miles and turn right towards Badsey and then right again on to Manor Road. Continue along this road for approximately one mile and the property will then be found on the right hand side. The property can be identified by a Savills for sale board.

VIEWING

Strictly by prior accompanied appointment with Savills.

IMPORTANT NOTICE:

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