

A photograph of a charming stone cottage with a conservatory, surrounded by a lush garden. The house is built of light-colored stone and has a dark tiled roof. A large conservatory with a glass roof is attached to the side. The garden is filled with various plants, including red flowers in the foreground and purple flowers on the right. A wooden table is visible in the bottom left corner.

COBBLERS COTTAGE

110 UPPER HIGH STREET, BROADWAY, WORCESTERSHIRE WR12 7AJ

savills

COBBLERS COTTAGE

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BROADWAY,
WORCESTERSHIRE WR12 7AJ

Chipping Campden 6 miles • Moreton-in-Marsh
(mainline station London/Paddington 90 minutes)
10 miles • Stow-on-the-Wold 12 miles
Cheltenham 16 miles • Stratford-upon-Avon 16 miles
M5 (J9) 14 miles
(all distances and times are approximate)

Sitting room • dining room • garden/living room • kitchen
utility • shower room • three bedrooms
bathroom and attic room

Attractively walled cottage garden
office and garage





SITUATION AND COMMUNICATIONS

- Broadway lies in a Conservation Area and a designated Area of Outstanding Natural Beauty. The village is at the foot of the Cotswold escarpment and is regarded by many as one of the Cotswolds finest examples of traditional street architecture with several 17th and 18th 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 facilities, and speciality shops. There is an excellent doctor's surgery, dental surgery and veterinary surgery.
- Nearby Chipping Campden, regarded as one of the Cotswolds' finest towns, lies about six miles away and has a considerable reputation for its variety of eating establishments, a number of which have achieved awards.
- The larger centres of Cheltenham, Stratford-upon-Avon and Worcester are within easy reach and provide more comprehensive cultural, shopping and educational facilities.
- There is a regular mainline rail service to London Paddington from Moreton-in-Marsh (90 minutes).
- There are several golf courses nearby, notably Broadway Golf Club.
- National Hunt Racing at Cheltenham, Stratford-upon-Avon, Warwick and Worcester.
- Locally there are many public footpaths and bridleways for walking and horse enthusiasts.
- Theatres can be found in Cheltenham and Stratford-upon-Avon, including the renowned Royal Shakespeare Theatre.
- There is excellent schooling in the general area with high-achieving state and private schools at Chipping Campden, Evesham, Stratford-upon-Avon and Cheltenham.

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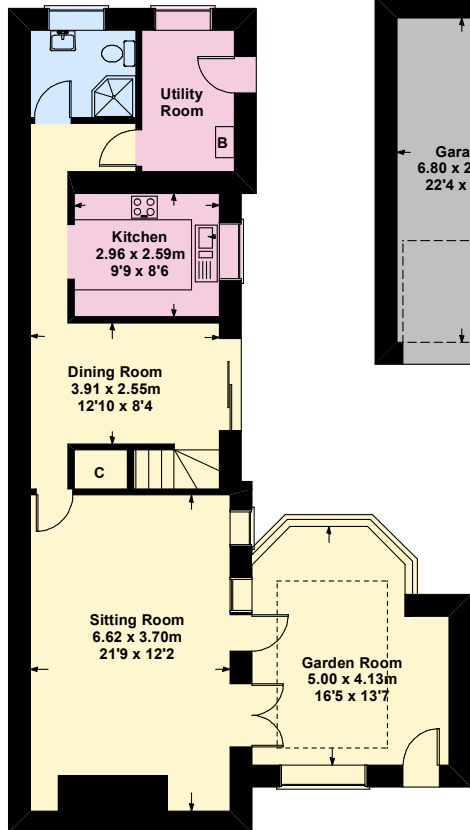
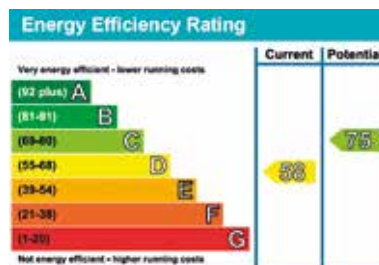
Cobblers Cottage is discreetly situated in a secluded setting just off Broadway High Street and therefore is the perfect retreat for someone seeking privacy or the security of a weekend lock up and leave. Built of Cotswold stone under a tiled roof, the property benefits from exposed stonework, ceiling timbers and an imposing open stone fireplace. The living accommodation is very well presented and scope exists for a potential buyer to make their mark on the property subject to the usual planning consents.

The walled garden is charming and is mainly laid to lawn with well stocked borders, two paved terraces, a green house and a timber office with light and power. There is also a detached garage.

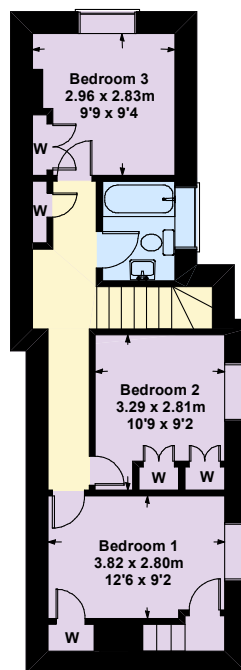
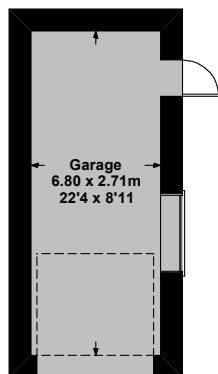
The property would appeal particularly to those buyers looking for either a permanent or second home.

COBBLERS COTTAGE

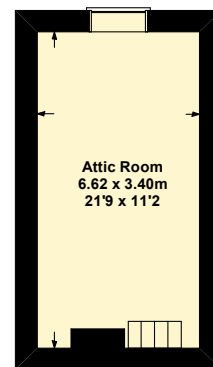
Approximate Gross Internal Area:
1730 sq ft - 161 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GENERAL INFORMATION

LOCAL AUTHORITY

Wychavon District Council. Telephone 01386 565000.
Council Tax Band F.

TENURE

Freehold with vacant possession upon completion.

SERVICES

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

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 WR12 7AJ

Pedestrian access: between 108 High Street and 112 High Street through a five bar gate.

By car: turn left from the High Street at the mini roundabout into Leamington Road and then immediately right into Colletts Field. The garage door and adjacent gate to the property will be found after approximately 200 yards on the right hand side.

VIEWING

Strictly by prior accompanied appointment with Savills.

IMPORTANT NOTICE:

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SAVILLS STOW-ON-THE-WOLD

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