



FOLLY COTTAGE

COLLETTS FIELDS ♦ BROADWAY ♦ WORCESTERSHIRE ♦ WR12 7AT

savills

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COLLETTS FIELDS, BROADWAY,
WORCESTERSHIRE, WR12 7AT

AN EXCELLENT DETACHED COTSWOLD
STONE HOUSE QUIETLY SITUATED
CLOSE TO THE HIGH STREET

Chipping Campden 6 miles ♦ Moreton-in-Marsh (mainline
station London/Paddington from 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 ♦ kitchen/dining/family room with Aga ♦ utility
♦ cloakroom, master bedroom with en suite bathroom
♦ two further bedrooms ♦ bathroom

South facing garden ♦ parking for up to four cars.





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 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 facilities, and speciality shops.
- ♦ 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 (from 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.

THE COTTAGE

Folly Cottage is quietly situated a few minutes' walk from Broadway High Street. The property enjoys charming views over the rooftops of the Upper High Street onwards to the iconic Broadway Tower on the Cotswold escarpment. Built in 2006 of Cotswold stone under a tiled roof, the property benefits from a south facing garden and generous off street parking. The living accommodation is very well presented and scope exists for a potential buyer to extend on the property subject to the usual planning consents.

The rear garden, which is enclosed by high stone walls and fencing, is mainly laid to lawn with borders planted with shrubs and flowers and a variety of ornamental trees including apricot, apple and pear. A wide paved terrace adjoins the property and is ideal for al fresco dining. There is a useful shed and a summer house with power.

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

GENERAL INFORMATION

Local Authority: Wychavon District Council.
Telephone 01386 565000. Council Tax Band F.

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

Tenure: Freehold with vacant possession upon completion.

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 7AT

Turn left from the High Street at the mini roundabout into Leamington Road and then immediately right into Colletts Field. Folly Cottage will be found on the right after a few yards.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by prior accompanied appointment with Savills.

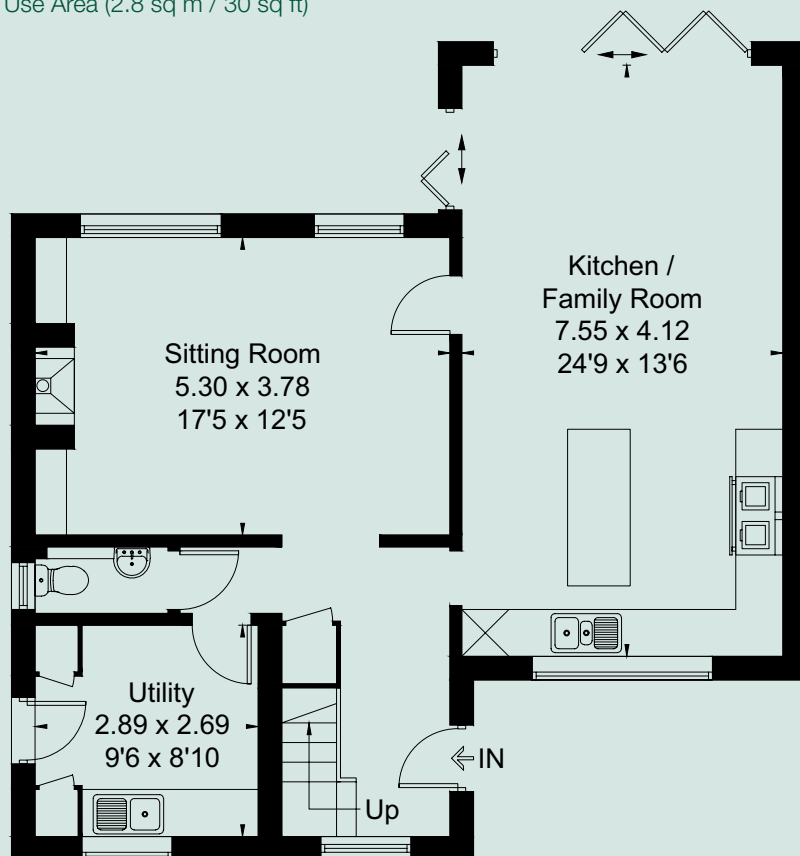
DATE OF INFORMATION

Particulars prepared: May 2019.

Photographs taken: May 2019.

FLOORPLANS

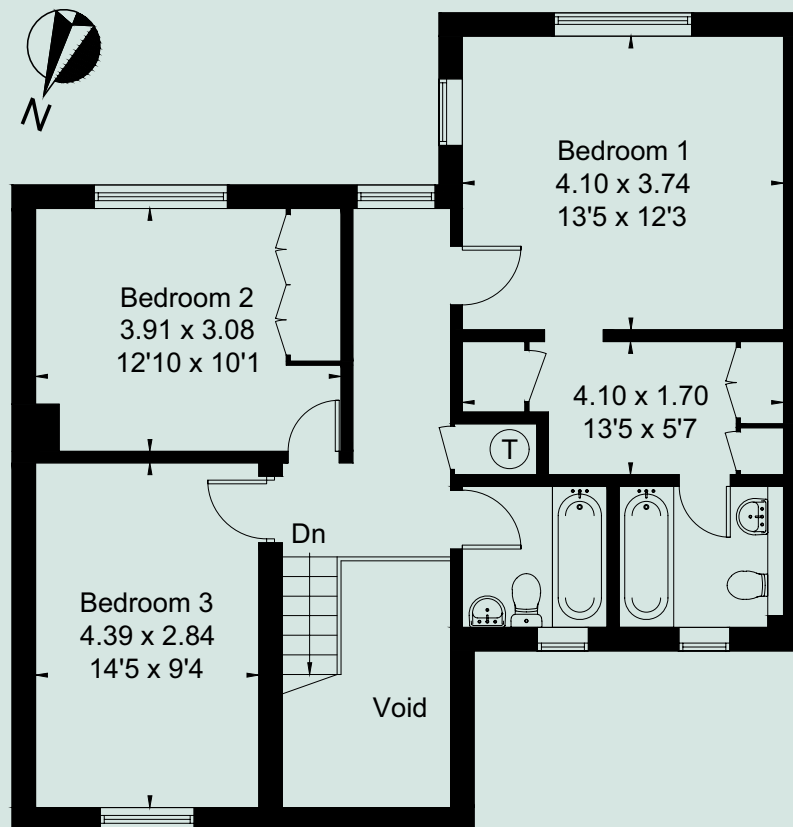
Approximate Area = 141.8 sq m / 1526 sq ft (Excluding Void)
Including Limited Use Area (2.8 sq m / 30 sq ft)



Ground Floor

Area = 74.3 sq m / 800 sq ft

(Limited Use Area = 1.3 sq m / 14 sq ft)



First Floor

Area = 67.5 sq m / 726 sq ft

(Limited Use Area = 1.5 sq m / 16 sq ft)

Savills Stow-on-the-Wold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		