



A charming period cottage in a highly regarded village

Old School Cottage, 67 High Street, Broadway, Worcestershire, WR12 7DP

Freehold

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Entrance hall • sitting room • dining room • kitchen/dining room • cloakroom • three bedrooms • family bathroom • garden • stores

Distances

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).

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. 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 provide more comprehensive cultural, shopping and educational facilities. There is a regular mainline rail service to London Paddington from Moreton-in-Marsh (90 minutes).

For the sporting enthusiast there are several golf courses nearby, notably Broadway Golf Club. Hunting with the North Cotswolds and National Hunt Racing at Cheltenham, Stratford-upon-Avon, Warwick and Worcester. Polo at Cirencester Park and cricket at Worcester. Locally there are many public footpaths and bridleways for walking and horse enthusiasts. Theatres are to 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.

Old School Cottage

Old School Cottage is accessed via the archway between Old School House and Eadburgha House. This semi-detached cottage was built behind the school in 1847 to provide accommodation for the school teacher. The property has an attractive façade with sash windows and a large square bay window.

The property is well laid out with two good reception rooms and a generous kitchen/dining room which has plenty of space to accommodate a table and chairs. On the first floor are three bedrooms and a bathroom. The property benefits from a private, south facing walled rear garden with terrace.





General Information

Local Authority

Wychavon District Council.
Telephone 01386 565000.

Services

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

Tenure

Freehold.

Council Tax

Band = F.

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 7DA

Old School Cottage is accessed via the archway between Old School House and Eadburgha House, a few metres from Broadway Museum and Art Gallery on the High Street. The postcode will take you to within 150 metres of the property.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC Rating = E

Viewing

Strictly by appointment with Savills.

Date of Information

Particulars prepared: June 2022. Photographs taken: February 2022.



Old School Cottage, 67 High Street, Broadway, Worcestershire, WR12 7DP

Approximate Area 110.5 sq m / 1189 sq ft

Store 5.9 sq m / 63 sq ft

Total 116.4 sq m / 1252 sq ft

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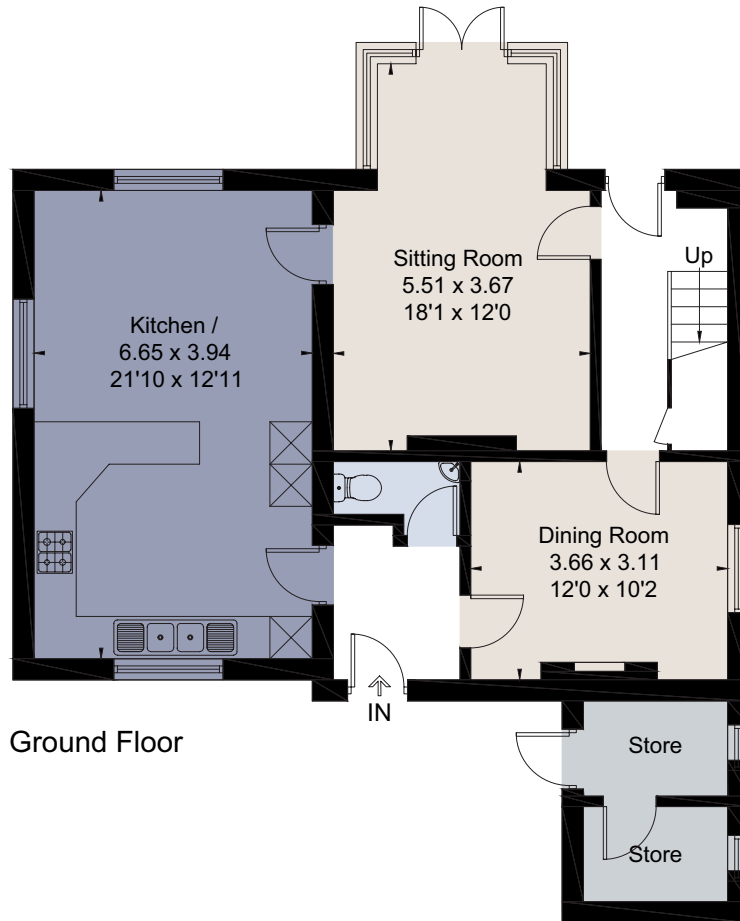
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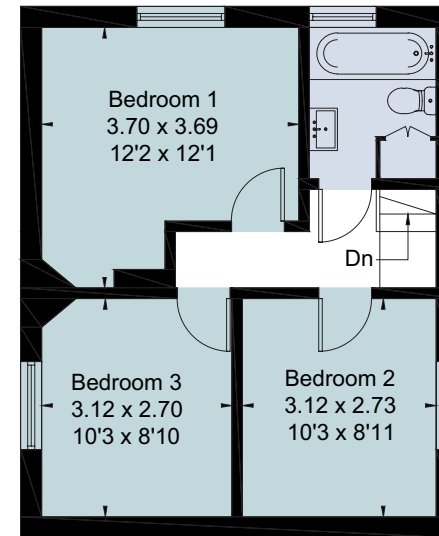


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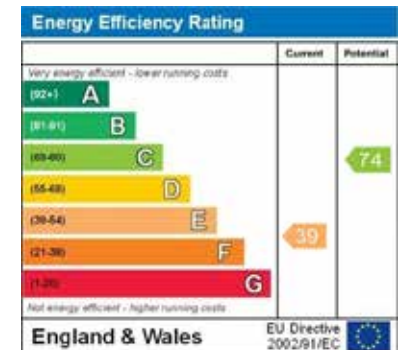
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Ground Floor



First Floor



For identification only. Not to scale. © 220712DH

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