

EPC: C

A photograph of a two-story house with a stone garage and a gravel driveway. The house has a dark grey roof with a dormer window. The garage is made of light-colored stone and has a dark grey door. The main house is also made of stone and has a large front window with a flower box. The driveway is covered in gravel and there is a green lawn to the right. A large tree is in the foreground on the right.

RA Bennett
& Partners

Broadway Road, Childswickham, Broadway

Guide Price: £850,000



Occupying a lovely position within the highly sought-after village of Childswickham, this striking detached family home has been transformed throughout by the current owners to create a superb residence. Completely renovated and beautifully extended, offering over 2,500 sq ft of versatile family accommodation, mature gardens and exceptional entertaining space.

The property offers a wonderful balance of spacious reception rooms and practical family living space, all complemented by beautifully maintained gardens, garage and generous parking. An inviting entrance hall leads to a substantial sitting room, a welcoming space centred around a gas log-burning effect stove set within an attractive feature surround, creating a cosy focal point for family life.

A further reception room currently serves as a study and library, complete with bespoke fitted book shelving and a log-burning stove. This versatile room could equally be utilised as an extra family room, snug, home office or bedroom depending on individual requirements.

Undoubtedly the heart of the home is the impressive kitchen/dining room, thoughtfully designed by the owners with both entertaining and practicality in mind. The kitchen is fitted with an extensive range of cabinetry incorporating integrated appliances, granite work surfaces and ample storage throughout. A generous dining area enjoys direct access to the garden via bi-fold doors, creating a seamless connection between the indoor and outdoor living spaces and providing the ideal environment for hosting family and friends.

Adjacent to the kitchen is a practical utility room, substantial workshop and dedicated home gym area, together with internal access to the garage. The first floor provides four well-proportioned bedrooms. The generous principal bedroom suite benefits from a fitted contemporary en-suite shower room, featuring a luxurious spa shower and the added benefit of a built-in infrared sauna, creating a wonderful space in which to relax and unwind. The guest bedroom has an en-suite shower room with the two further bedrooms served by a beautifully appointed family bathroom.

The gardens are a particular feature of the property and have been designed and lovingly maintained by the current owners. To the rear, the garden is principally laid to lawn and is interspersed with an abundance of colourful flower beds providing interest throughout the spring and summer months. Established ornamental trees and mature planting create excellent privacy whilst delivering year-round colour and structure.

The front garden is equally attractive, being predominantly laid to lawn and enclosed by an attractive five-bar gate. A generous driveway provides ample off-road parking for several vehicles and leads to the integral garage.

Childswickham is one of the area's most desirable villages, situated on the edge of the North Cotswolds and surrounded by attractive countryside.

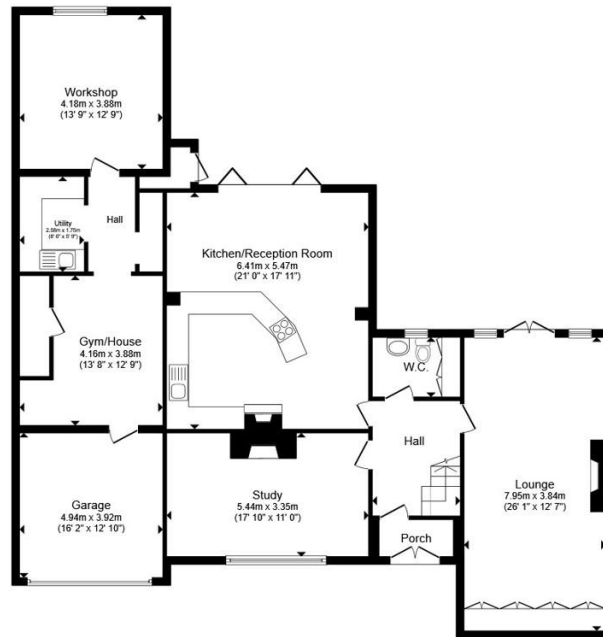
The village enjoys a strong community atmosphere whilst remaining conveniently placed for the amenities of Broadway, Evesham, Cheltenham and Stratford-upon-Avon. Broadway offers an excellent range of day-to-day amenities, including boutique shops, cafés, public houses and restaurants, together with excellent access to the wider road network.

* Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks *









Ground Floor



First Floor

Total floor area 237.1 m² (2,552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Council Tax Band: **F**

Tenure: **Freehold**



Viewing arrangement by appointment: **01386 852456**

broadway@rabennett.co.uk

41-43 High Street, Broadway, Worcestershire, WR12 7DP



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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