



Springbank Station Road, Broadway, WR12 7DE

Asking price £895,000

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# Springbank Station Road

Broadway, WR12 7DE

- A fabulous detached family over set over three floors offering in excess of 2,000sqft
- Large driveway providing ample parking
- Spacious plot with mature gardens
- Five bedrooms, four bathrooms
- Minutes walk from all of Beautiful Broadway's facilities
- Flexible but spacious living

A DETACHED NON ESTATE PERIOD FAMILY HOME JUST A FEW MINUTES WALK FROM BROADWAY HIGH STREET OFFERING AMPLE PARKING AND SPACIOUS PLOT

Set within a generous plot just a short distance from the heart of Broadway, this impressive detached residence offers both convenience and charm, complemented by beautifully established, mature gardens and extensive off-road parking. Believed to date back to the 1930s, the property has been thoughtfully extended and sympathetically remodelled to create a versatile and well-balanced family home.

The accommodation set over three floors is both spacious and flexible, featuring a superb through sitting room, a separate dining room ideal for entertaining, and a third reception room offering additional living or working space. A particular highlight is the bespoke-built garden room, designed to make the most of the delightful surroundings, providing a tranquil space with a seamless connection to the outdoors. From here, steps lead down to a well-appointed kitchen, fitted with granite work surfaces, integrated appliances, and ample space for informal dining.

Upstairs, the first floor comprises three well-proportioned bedrooms, two of which benefit from stylish en suite facilities, alongside a contemporary family bathroom. The current owners have further enhanced the home by converting the loft, creating two additional bedrooms and a modern shower room—ideal for guests or growing families.

Externally, the property continues to impress, with a large driveway offering ample parking, a well-maintained front garden, and a substantial rear garden filled with mature planting, providing both privacy and a picturesque setting.



## Additional Information

Tenure: We understand that the property for sale is freehold

Local Authority: Wychavon District Council

Council Tax Band: G

EPC Rating: D

All mains connected

## DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

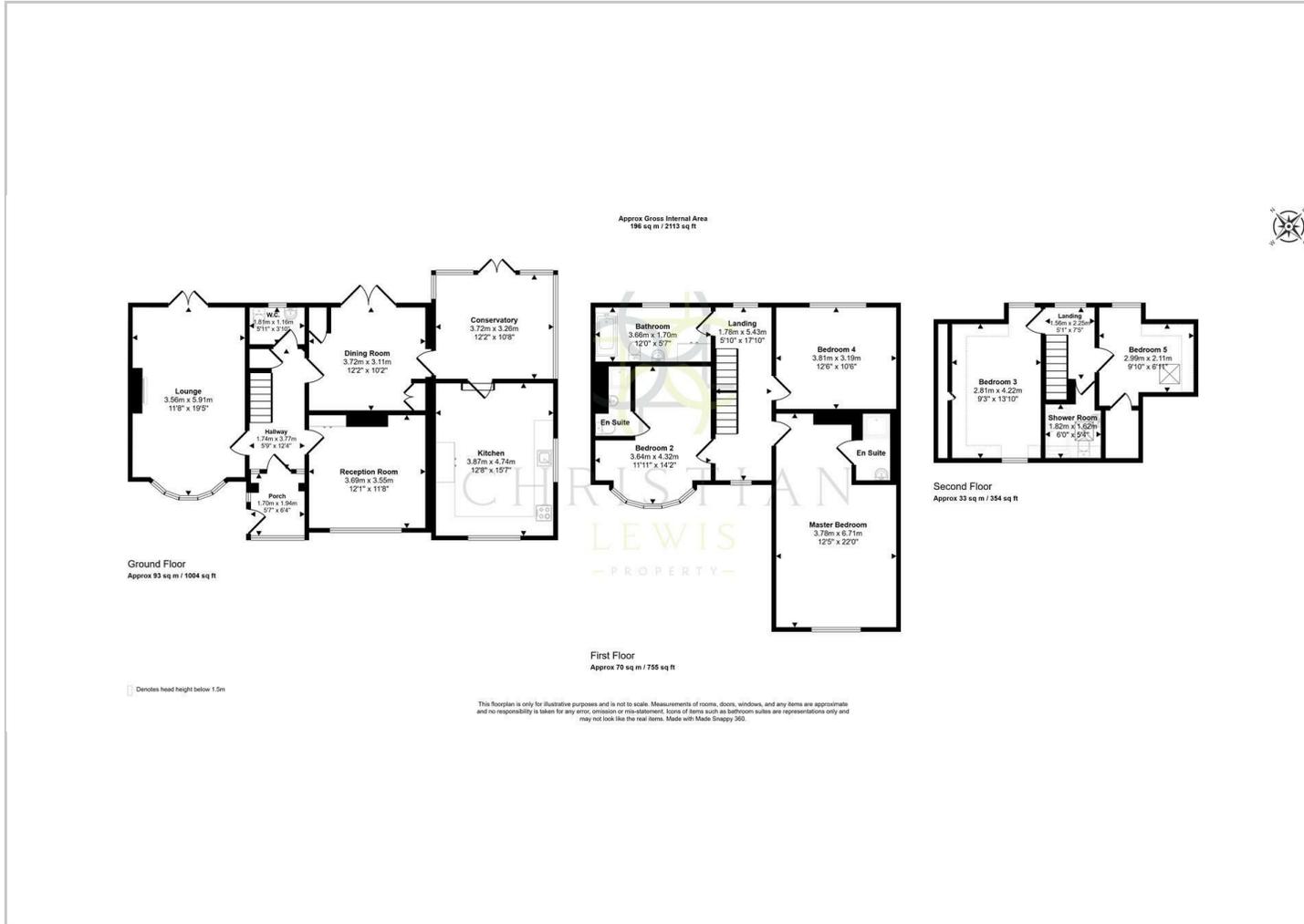
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



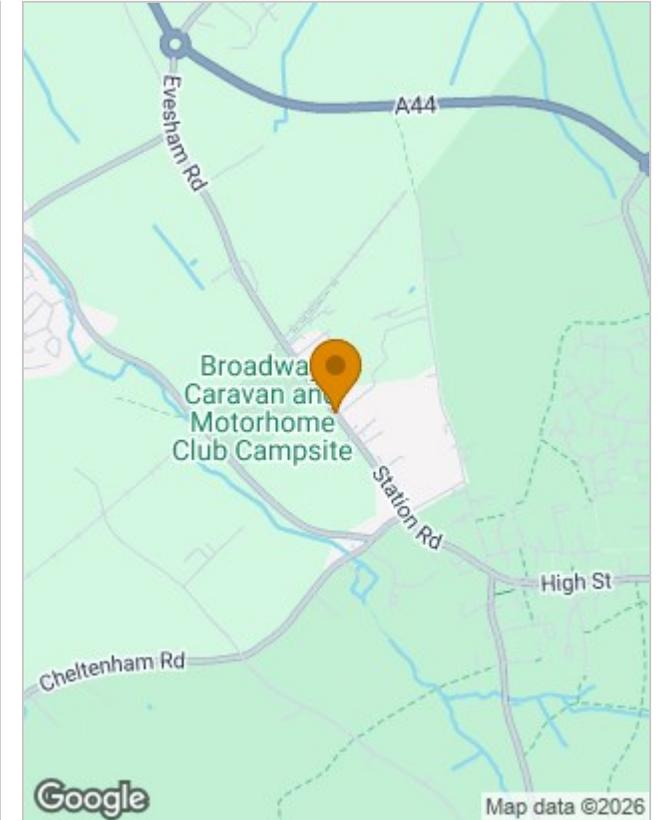




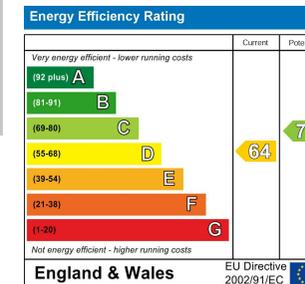
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.