



1 New Street, Broadway, WR12 7HQ

Offers in the region of £800,000







CHRISTIAN  
LEWIS

# 1 New Street

## Broadway, WR12 7HQ

- An individually built detached home located on the edge of The Cotswolds, offering in excess of 3,000 sqft
- A sizeable master bedroom, with vaulted ceilings and a large ensuite
- Low maintenance outside space with light level controlled garden lighting to the brick perimeter wall
- Walking distance to the village pub and just minutes from Broadway
- Ample parking and would suit someone with multiple cars, caravan or motorhome
- Designed and built by the current owner, an in person viewing is essential to see the quality, spec and size it has to offer
- Integral garage with an insulated electric sectional door and electric car charger
- Beautiful kitchen/diner/family room leading to a substantial garden room with potential for various uses
- Cat 6 cable ethernet network system with several outlets and 5 hard wired security cameras for peace of mind
- Modern and energy efficient, ideal for a buyer looking for something hassle free requiring no additional work

An individually built village home extending to over 3,000 sq ft, occupying a highly desirable position adjacent to the village green and enjoying open views across the Cotswold escarpment towards Broadway Tower. The location offers an attractive blend of village life and far-reaching countryside outlooks.

Built from locally handmade Draycott Red bricks by Northcot Brick, 1 New Street was designed and constructed by the current owner and completed in 2020. The property has been finished to an exceptional standard, incorporating high-quality fixtures and fittings throughout. These include powder-coated triple-glazed aluminium windows and doors, underfloor heating to the ground floor, black uPVC gutters, anthracite wood-grain soffits and bargeboards, and anthracite roof tile closures, all contributing to a clean and contemporary maintenance free finish.

On entering the property, there is an immediate sense of space, light and quality. The versatile layout makes this an ideal home for a wide range of buyers, including professional couples, families or discerning downsizers. The accommodation comprises an entrance hall, a beautifully fitted kitchen with quartz worktops and Neff appliances opening into a dining area and family room with a modern Danish-designed gas fire, a living room with a further Danish-designed gas log-effect fire, a garden room with sliding doors, a utility room with solid oak worktops and a cloakroom.

The first floor benefits from vaulted ceilings throughout, creating a bright and airy feel. The principal bedroom is generous in size and features a large en suite with walk-in shower, freestanding bath and Velux windows. There are two additional double bedrooms and a family bathroom.

Outside, the property offers a garage with large storage space and oak worktops, ample off-road parking, a paved entertaining area, pergola and a lawned garden, ideal for both relaxation and entertaining.



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### Additional Information

**Tenure:** We understand that the property for sale is Freehold

**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band G

**EPC Rating:** B

### 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.







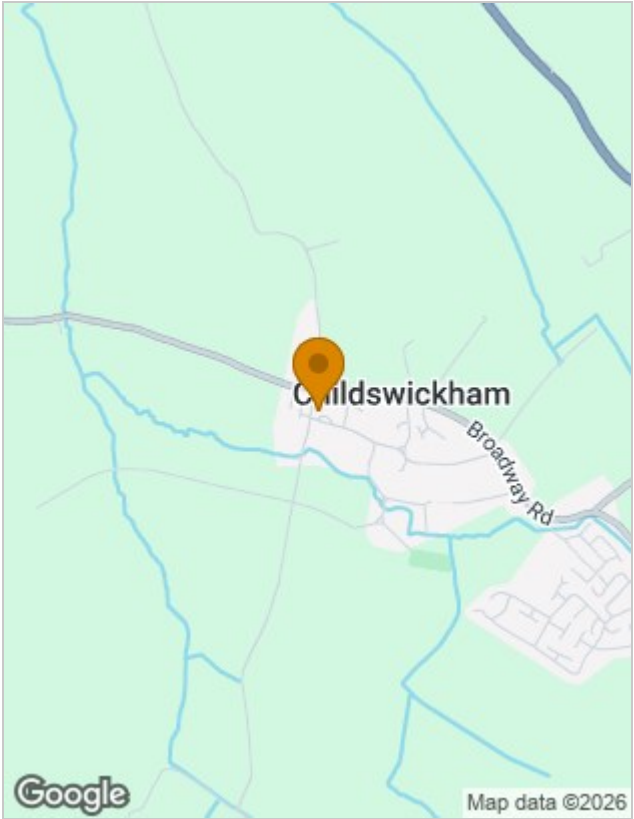




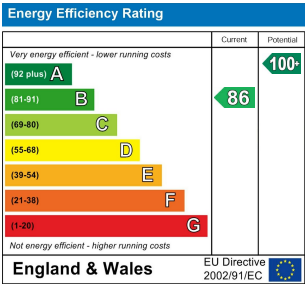
Floor Plans



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.