



Vine Cottage High Street, Broadway, WR12 7AJ

Guide price £625,000

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—PROPERTY—





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# Vine Cottage High Street

Broadway, WR12 7AJ

- Period cottage oozing with character features
- Single garage, parking and rear access with possible parking to the front of the garage
- Low maintenance rear garden
- Minutes from Broadway High Street
- Bursting with character
- Three bedrooms
- Stunning orangery room to the rear
- The ideal second home or holiday let
- Highly sought after location
- Must be viewed

This charming period property, located on the esteemed Upper High Street in Broadway, offers easy access to the village's excellent amenities and picturesque countryside walks. The accommodation includes a sitting room, study, kitchen, dining room, cloakroom, three bedrooms, and a shower room.

The sitting room is full of character, featuring a stone fireplace, bay window, and a window seat with attractive views of the High Street. Adjacent to the sitting room is a study with a tiled floor and a timber staircase leading to the first floor. The modern kitchen is fully equipped with a range of base and wall units, an AGA, and integrated Neff appliances. The dining room is bright and airy, with a roof lantern and French doors opening onto a paved terrace. The first floor offers a spacious landing, a shower room, and three bedrooms, all with built-in storage.

The enclosed garden is designed for low maintenance and features a paved terrace ideal for al fresco dining. At the end of the garden is a detached single garage with power and light, accessible through a pedestrian door. Additionally, there is a private parking space located behind the garage, accessed via Colletts Gardens.

Vine Cottage is a well-maintained period property offering a blend of traditional charm and modern conveniences, perfect for enjoying the best of village life in Broadway.

The property is not a listed property.



## 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.

## Additional Information

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

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band for the property is Band E

EPC Rating: E









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Floor Plans

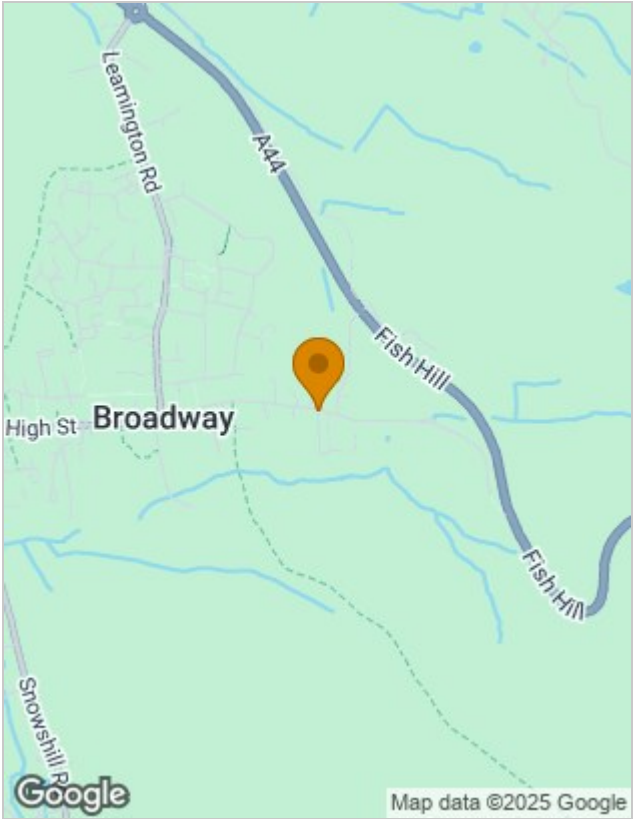


Viewing

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.

Location Map



Energy Performance Graph

