



Fieldhouse Broadway Road, Broadway, WR12 7PH

By auction £630,000



CHRISTIAN  
LEWIS  
PROPERTY



By auction £630,000

# Fieldhouse Broadway Road

Broadway, WR12 7PH

- A tremendous detached property offering a huge amount of potential
- Potential to run a business from home
- Two bathrooms
- Scope for redevelopment of the barn
- Four bedrooms
- Countryside views to the front

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £630,000

A spacious and detached family home extending to over 2,300 sq ft, complete with a versatile barn/office ripe for conversion (STPP), and enjoying far-reaching views across the Cotswold escarpment.

Nestled on the edge of the sought-after Cotswold village of Willersey, this much-loved home occupies a generous plot and is offered for sale with no onward chain. It presents an exciting opportunity to secure a characterful village property with scope for modernisation and improvement.

The house is rich in period features—including bay windows and open fireplaces—while still offering light-filled, airy interiors. With three reception rooms and a conservatory, the layout provides flexibility seldom found in newer homes, with further potential to reconfigure into open-plan living if desired. Upstairs, a galleried landing leads to four well-proportioned bedrooms and two bathrooms.

The gardens are a particular highlight, featuring sweeping lawns, a pond, and mature planting, while still providing ample space for family enjoyment. Additional benefits include plentiful parking, with the possibility of creating more on the right-hand side via a second dropped kerb.

The detached barn has been used as an office but could readily be adapted to provide ancillary accommodation (STPP) or a dedicated home office, offering excellent versatility and privacy.



## Additional Information

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

Local Authority: Cotswold

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

EPC Rating: D

Agents Note - There was some movement on the right hand side of the property due to trees in close proximity. Further information can be available on request

## 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.



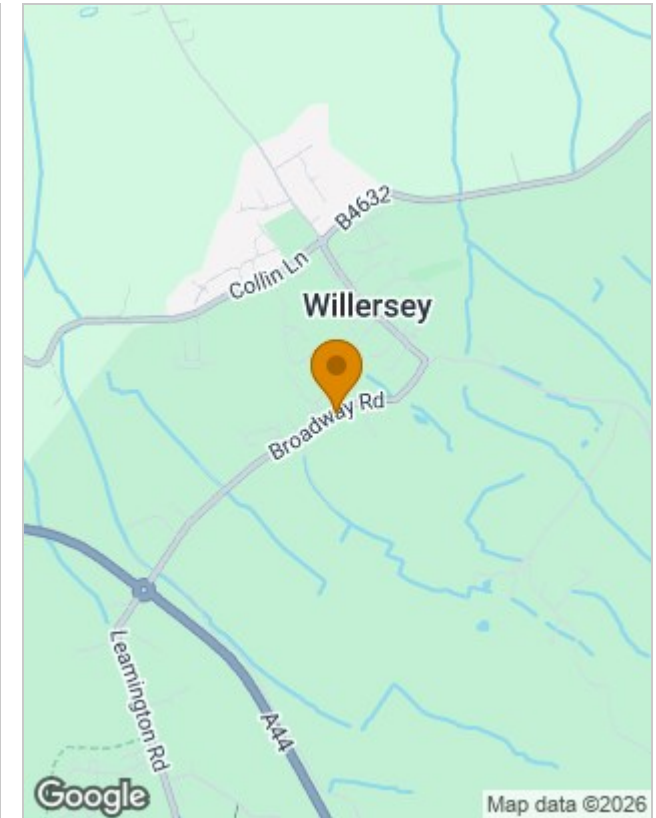




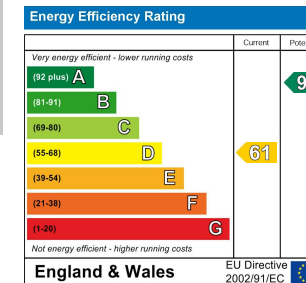
## Floor Plans



## 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.