

27 Smallbrook Road, Broadway, WR12 7EP

Offers over £575,000

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CHRISTIAN LEWIS PROPERTY


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27 Smallbrook Road

Broadway, WR12 7EP

Offers over £575,000

- CHAIN FREE
- A refurbished and extended family home on the edge of Broadway
- Large driveway providing parking for multiple cars
- Beautiful kitchen/dining/living to the rear
- Open countryside to the rear



A CHAIN FREE, REFURBISHED FAMILY HOME WITH BEAUTIFUL KITCHEN/DINING/LIVING TO THE REAR

Having been extensively extended, remodelled and beautifully renovated by the current owners, this exceptional family home presents a rare opportunity to acquire a property that has been finished to an outstanding standard throughout.

Occupying a desirable position at the end of the peaceful no-through road of Smallbrook, the property enjoys a wonderful semi-rural setting, backing directly onto open countryside and offering far-reaching views across the surrounding landscape.

Extending to over 1,350 sqft of well-planned accommodation, the property welcomes you via an entrance hall, leading to a cloakroom/WC and a cosy snug, perfect as a separate reception room, home office or playroom. The true heart of the home is the stunning open-plan kitchen, dining and living space, measuring an impressive 7m x 5.3m. A practical utility room provides additional storage and laundry facilities, helping to keep the main living areas clutter-free.

On the first floor, there are three well-proportioned bedrooms, all thoughtfully presented, together with a beautifully refurbished family bathroom finished to a high specification.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for multiple vehicles. To the rear, the attractive and well-stocked garden has been carefully landscaped and enjoys a delightful outlook over the adjoining countryside, creating a private and peaceful outdoor space to enjoy throughout the year.

The property is also conveniently positioned within walking distance of both Broadway and Willersey, allowing easy access to an excellent range of local amenities, countryside walks, village pubs and highly regarded schools, making this an ideal home for families, professionals and those looking to embrace village life in a sought-after Cotswold setting.





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 C
EPC Rating D

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

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.



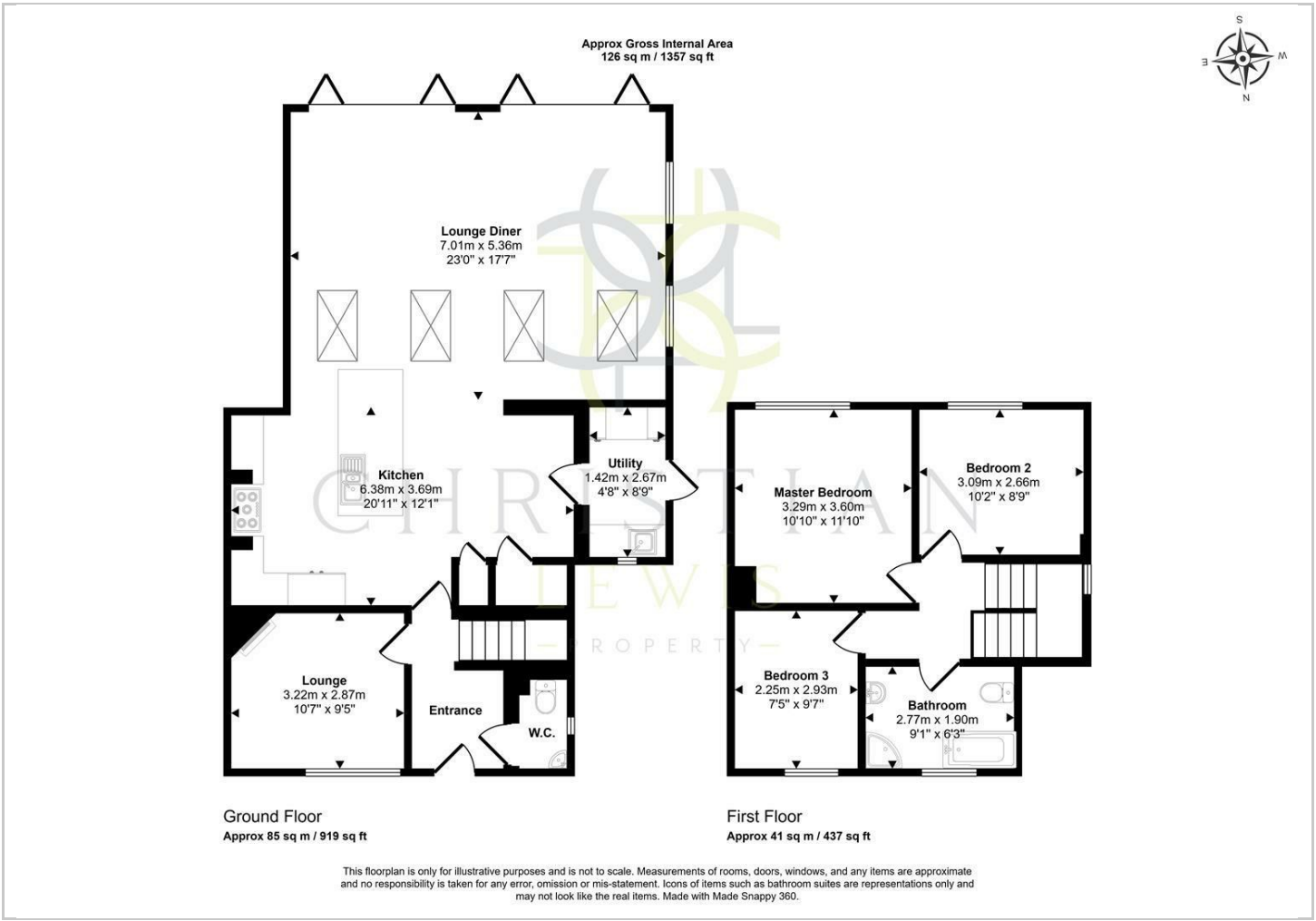

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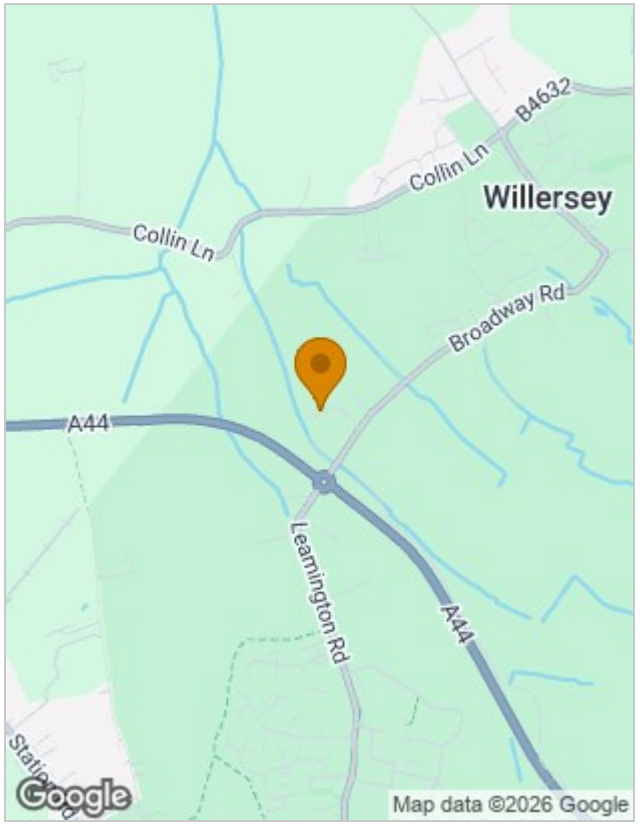




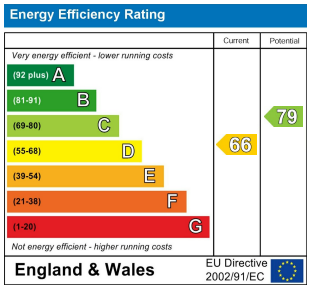
Floor Plans



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.

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