



1 Oldwell Farm Cottages, Childswickham, Murcot Road WR12 7HR

Asking price £750,000





1 Oldwell Farm Cottages

Murcot Road
Childswickham, WR12 7HR

- A fabulous family home in a peaceful rural position on the edge of Broadway
- Flexible and spacious accommodation
- Suitable for multi generational living
- Holiday let potential
- Panoramic views
- Would suit a whole host of potential buyers
- Must be viewed to be fully appreciated

AN EXTENDED FAMILY HOME OFFERING FLEXIBLE LIVING WITH STUNNING VIEWS

No. 1 Oldwell Farm Cottages is a substantial and versatile family home, offering over 2,400 sq ft of spacious and flexible accommodation. With its generous proportions, adaptable layout and attractive countryside setting, the property is ideally suited to a wide range of buyers, including growing families, those seeking multi-generational living, or purchasers requiring additional space for hobbies, home working or a studio.

The property offers an excellent degree of flexibility, with the accommodation capable of being adapted to suit individual requirements. An internal inspection is highly recommended to fully appreciate the size, setting and versatility this home has to offer.

The ground floor comprises a welcoming entrance porch, a spacious kitchen/diner with central island, three separate reception rooms, utility room, conservatory and shower room. The three reception rooms provide considerable flexibility and could be used as formal living areas, home offices, hobby rooms, studios or additional bedrooms, subject to individual requirements.

To the first floor is a generous principal bedroom, complete with dressing area and separate shower room. The bedroom also benefits from its own balcony, providing panoramic views across the surrounding rolling countryside and creating a particularly attractive space to sit and enjoy the outlook. There are three further bedrooms and a family bathroom, providing ample accommodation for family and guests.

Externally, the property is approached via a driveway providing ample off-road parking. The well-stocked garden offers a pleasant outdoor space with established planting, together

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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 F
EPC Rating D

Anti Money Laundering & Financial Regulations

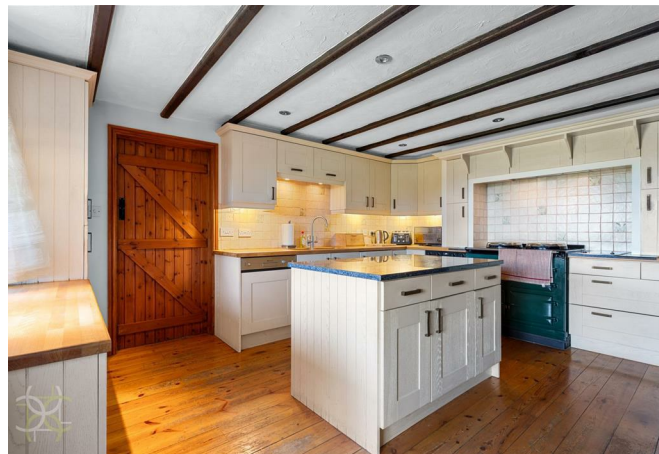
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

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

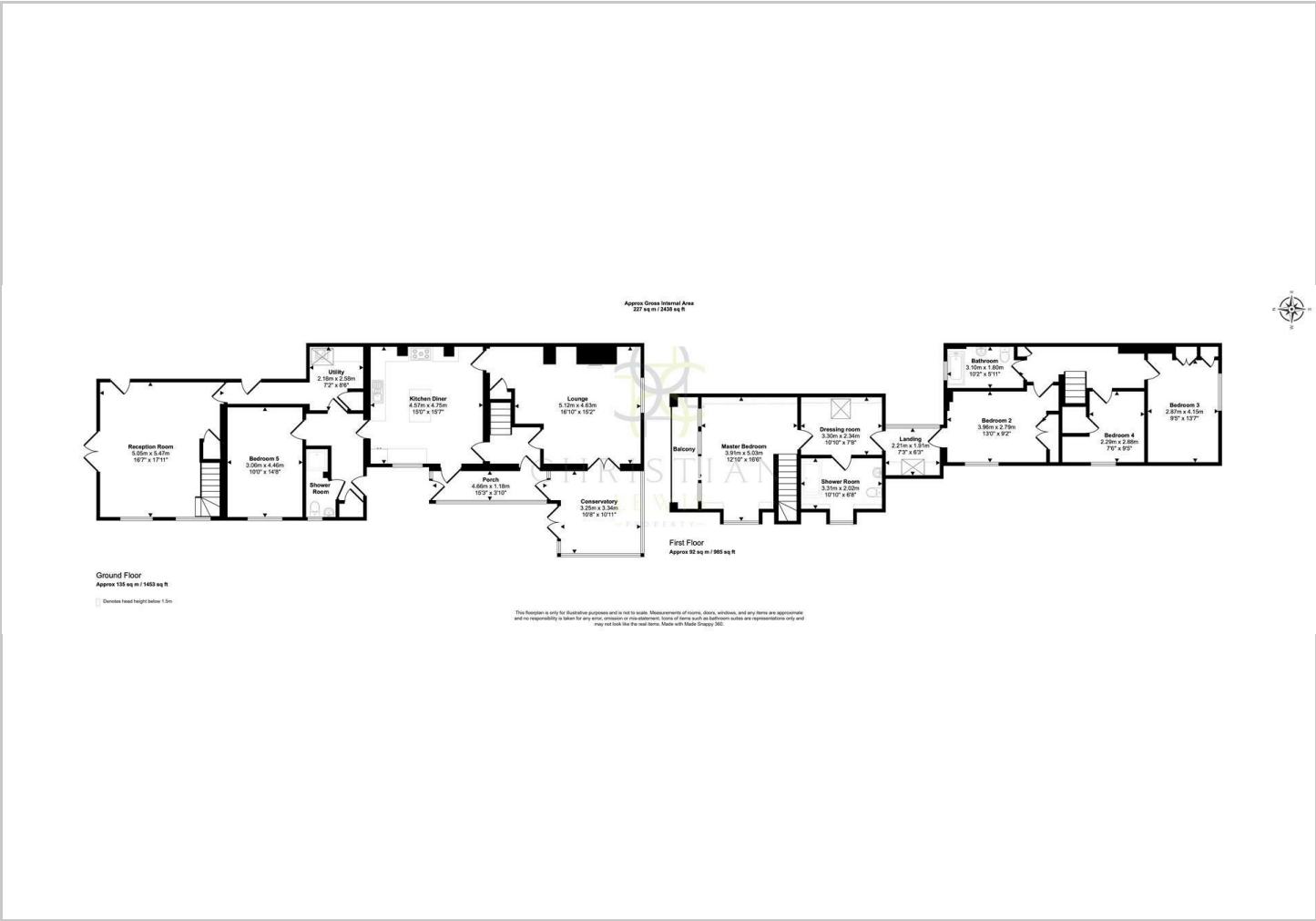
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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







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.

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Location Map



Energy Performance Graph

