

Abbots Grange Cottage
Broadway



HAYMAN-JOYCE

ABBOTS GRANGE COTTAGE

BROADWAY
WORCESTERSHIRE WR12 7AE

A rare opportunity to purchase a delightful historic detached Grade II listed cottage in one of the most sought after villages in the North Cotswolds.

SUMMARY OF ACCOMMODATION:

Entrance hall, sitting room, dining room, kitchen, cloakroom, study landing, 3 bedrooms and bathroom, charming cottage garden, utility/outhouse and parking.

EXCESS OF £675,000

HAYMAN-JOYCE

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SITUATION

Broadway is well known as one of the most lovely of the Cotswold villages, yet it also has the advantage of good shopping facilities including a small supermarket, chemist, post office, butcher, delicatessen, bank, churches of many denominations, library and health centre. The larger cultural and shopping centres for the area are Cheltenham (approx 15 miles) and Stratford-upon-Avon (approx 15 miles). There is a mainline train station to London/Paddington at Evesham (approx 6 miles) and Moreton-in-Marsh (approx. 8 miles) scheduled time approx 90 minutes.

THE PROPERTY

- Once part of the estate of the 13th century Abbots Grange., it lies adjacent to the village green.
- Formerly two cottages, one 17th century and one 18th century converted in 1965 to one dwelling by Gordon Russell craftsmen.
- Oak floors, doors and joinery.
- Leaded light windows some of which are thought to be 350 years old.
- Beamed ceilings and exposed wall timbers.
- Fine inglenook fireplace.
- Delightful well stocked gardens timber shed and parking.

DIRECTIONS

Turn into Church Street which is sign posted Snowhill and Parking at the bottom of the village green and the cottage is the first property on the left hand side.

SERVICES

All mains services connected.

OUTGOINGS

Council tax band 'F'

TENURE

Freehold

VIEWING

- Strictly with the sole selling agents:

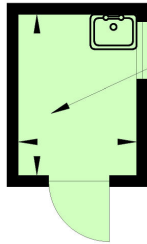
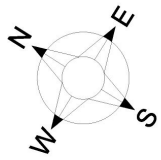
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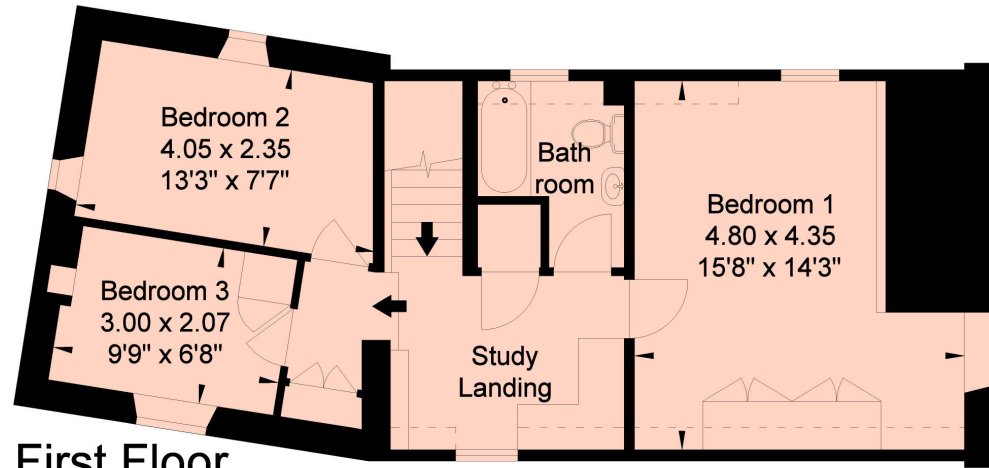


IMPORTANT NOTICE

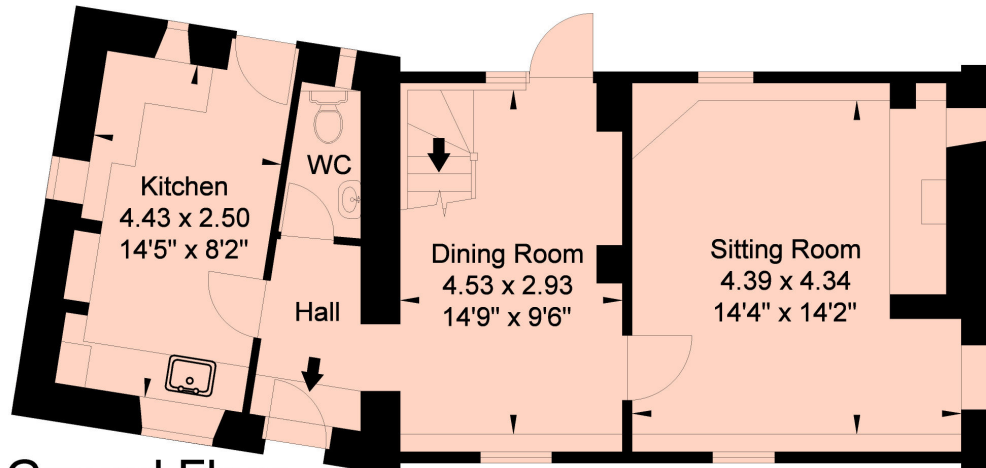
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.



Utility
2.12 x 1.56
6'10" x 5'2"

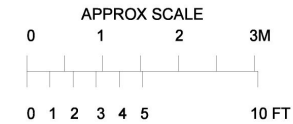


First Floor



Ground Floor

Denotes restricted
head height



Arrows denote extent of measurements shown.

Approximate Gross Internal Floor Area

House: 110 sq m (1,185 sq ft)

Utility: 3 sq m (36 sq ft)

Total: 113 sq m (1,188 sq ft)

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Ref: ma/9143

This plan is for guidance only and must
not be relied upon as a statement of fact.

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