



**VAUGHANREYNOLDS**  
ESTATE AGENTS

15 High Street  
Broom, Alcester, B50 4HJ



### The Property

Located in the heart of Broom, a popular established riverside village, boasting easy access to the plentiful local amenities and those available in nearby Alcester and Stratford upon Avon. Having been extensively refurbished and remodelled by the current owners, including substantial extensions, this detached single storey home now offers the potential for multi-generational living by way of a self contained studio annexe, whilst occupying a generous mature plot that in all extends to approximately 0.5 acre. Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer.

Being set back from the road beyond a generous gravel driveway providing ample parking for several cars and access to the internal accommodation. Entering the property, you are greeted by an inviting hall, with panelled doors off. The sitting room is a generous space that enjoys dual aspect windows, French doors to the garden and an inset fire providing a cosy focal point. There is a separate study, serving as the ideal home office, hobbies room or third bedroom. Continuing into the impressive open plan family kitchen and dining space, this versatile room is filled with natural light through an expanse of glazing and French doors to the garden. Providing three zones, in part comprising a well appointed kitchen with solid wood doors, contrasting granite worksurfaces and a bank of integrated appliances, a breakfast bar and seating area and dining space.

There is a separate utility / laundry room from here you can access the double garage.

Passing a well equipped principal bathroom, you progress to an inner hall, with two double bedrooms, the main boasting a modern en-suite shower room.

Continuing into the annexe space, there is an inner lobby with independent access to the side, and a generous open plan living / studio space, which is semi open plan to a well equipped kitchen and modern shower room. This provides a degree of seclusion and serves as an ideal space for guests or a dependant relative.

Externally, the property sits well within its 0.5 acre plot, with a beautifully manicured garden to rear, laid mainly to lawn with an expanse of mixed trees and shrubs throughout. A generous paved terrace links the reception spaces and a separate enclosed courtyard. The main garden is divided by a post and rail fence, were beyond, a further extensive lawn is flanked by secure timber and mesh aviaries and a substantial timber lodge, serving as a great overflow space to the main house, with useability all year round due to having the benefit of light, power and remote heating. To the front of the property, a double garage with electrically operated door to front, provides secure enclosed parking.

### The Location

The village of Broom lies approximately 7 miles to the west of Stratford upon Avon, within the village there are two public houses, and a village hall full of clubs and activities, Ragley Hall and Hillers Farm Shop/cafe is within a short distance. 1 mile from Broom is the thriving village of Bidford-on-Avon which has amenities for everyday requirements including primary schools, shops, church, inns, and garage and is well located for easy reach to many surrounding centres and schools. Stratford-upon-Avon and Evesham offer excellent shopping facilities and there is a regular intercity train service from nearby Honeybourne to London. The surrounding area provides a wide range of recreational opportunities, pleasant walks, riding, fishing and boating on the River Avon and racing at Stratford-upon-Avon, Warwick and Cheltenham.





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LOVE



BOSCH



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon District Council.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on 01789 292659 to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey. A & S Financial Services offer a comprehensive mortgage service, giving excellent advice 7 days a week. Please call Andy Davis on 01527 542260 or mobile 07980 800429 or by e-mail [asfinser@aol.com](mailto:asfinser@aol.com).

## VAUGHAN REYNOLDS

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.





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3



0.50 acre(s)

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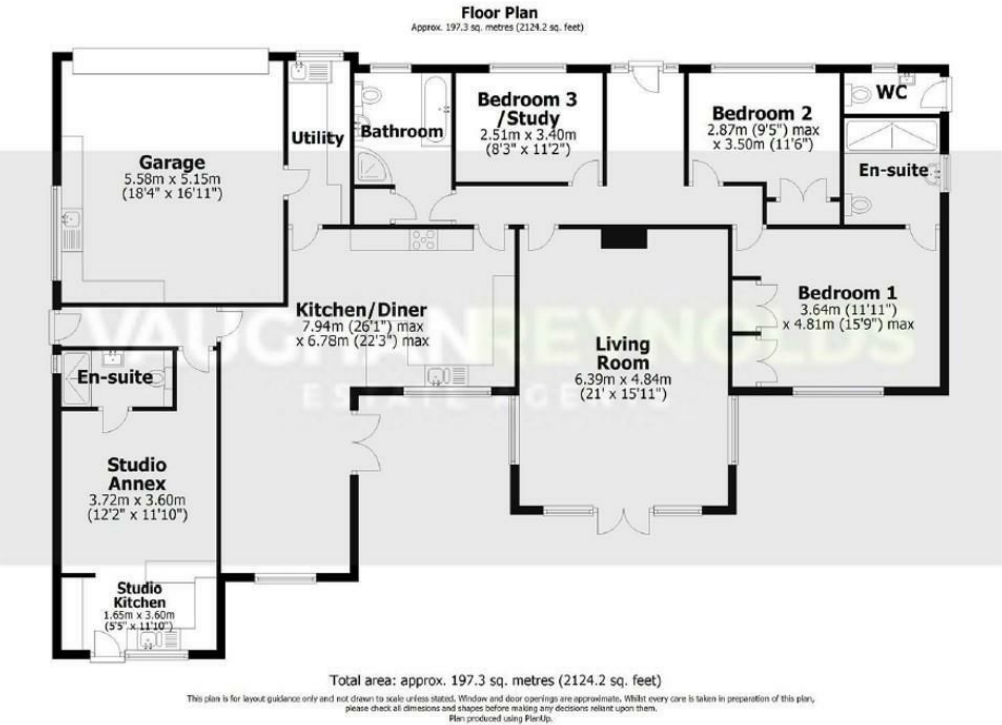
Local Authority: Stratford Council Tax Band E

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	