



Broadway House  
Broadway Lane | Fladbury | WR10 2QF

FINE & COUNTRY

# BROADWAY HOUSE

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A substantial detached period house set in 2.91 acres with equestrian facilities and a separate two bed annex. In a desirable location the main house has four beds, en suite, family bathroom, lounge, snug, dining room, kitchen and utility. There are 6 stables, ménage, hay store, paddock, outbuildings, tack room, double garage and ample parking. The property has excellent living space and offers a versatile lifestyle whilst the land can be used for multiple purposes.



## Ground Floor

The front door leads into a spacious lounge with the original flag stone floor, wooden beams, part exposed brick walls and the focal point in the room is the inglenook brick fireplace with wooden lintel over and a bay window to the front garden. The spacious snug/office is full of period features with a wooden floor, patio doors into the garden, bay window to the front, beams and exposed brick wall in parts. The dining room/living room is a very versatile area with windows on both sides, wooden floor, door to the garden and has plenty of living space. The modern kitchen has ample storage space with two built in ovens, induction hob, basin, wooden work surface and double doors to the garden. The utility room has further storage, plumbing, sink, door to the garden and a separate W.C. and basin.







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### First Floor

There are three bedrooms on the first floor, the master bedroom is an impressive area with a vaulted ceiling, Velux windows and leads through to a dressing room with ample built in storage. The modern en suite is luxurious and exceptionally spacious with a contemporary bath, walk-in double shower, basin and W.C. The second good sized double bedroom has two windows to the front of the property and built in storage. The third room is a good sized single room. The family bathroom has a bath with shower over, wooden flooring and W.C. and basin. The landing has plenty of character with exposed beams and additional storage space.

### Second Floor

This double bedroom spans the whole of the second floor with a vaulted ceiling, exposed beams, windows to the front of the house and built in storage.

### Cellar

The Cellar is accessed from outside. It has full head height and is a good space.









## The Annex Ground Floor

With its own separate drive and entrance this annex is suitable for both letting purposes and extended family. There is a large lounge with windows on both sides with a kitchen set at one end. The kitchen has plenty of storage, Range master oven, basin and dining area.



## First Floor

There is a good sized double room with Velux window, a large single/small double bedroom with Velux window and a modern bathroom with a corner shower, W.C. and basin.



## Outside

The property benefits from having two driveways, one each side of the house. Both entrances have wooden gates, one drive way leads directly to the annex and then continues to the rear of the main house the other drive way leads to the double garage, equestrian facilities and parking area. The front garden has a path to the front door with a nice mix of raised beds and gravel. The equestrian facilities are made up of a ménage (28ft by 25ft) with an all-weather fibre surface, six stables, hay store, tack room, located within the garage, two field shelters, sheds and a paddock. The whole property sits in 2.91 acres of land which was originally used for market gardening purposes and therefore has excellent drainage. There is electricity in the garage. Both Broadway House and the annex have their own separate formal garden area.













# LOCATION

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Fladbury is a very desirable village located close to both Pershore and Evesham on the banks of the River Avon. Offering excellent amenities including a primary school, village shop, village hall, church, award winning butchers, several public houses along with a cricket pitch and tennis and canoe clubs.

Pershore is renowned as one of England's premier small Georgian towns. Nestling in the valley of the River Avon it centres on the famous Abbey and the High Street boasts a range of fine brick built Georgian buildings. The town provides a good selection of facilities including specialist shops, an undercover market, public houses and restaurants. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre and leisure centre with a swimming pool. There is a wide range of educational facilities.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops. There are main line trains to London and Birmingham from Evesham, Honeybourne, Pershore and the city of Worcester. Birmingham Airport is less than 30 minutes away as is the M5, M40, M42 and M6.





#### Services

The property is connected to all mains services.

#### Local Authority

Wychavon district council

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

#### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

#### Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

#### Directions

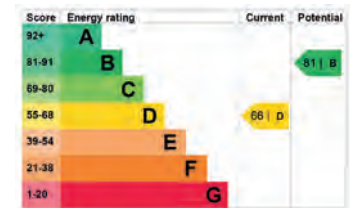
The postcode to the property is WR10 2QF

Council Tax Band: F

EPC Rating: D

Tenure: Freehold

*Offers over* £ 875,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 18.08.2022







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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

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*I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner.*

*Simon A 5/12/17*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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