



Westwind, Murcot Turn, Broadway



Westwind, Murcot Turn Broadway

Westwind is situated in a small cluster of houses with far-reaching westerly views over open countryside and the Vale of Evesham, between the popular towns of Evesham and Broadway.

Communications are excellent, with the A44 giving access to Oxfordshire to the east and the M5 to the west. There is a regular mainline train service from Evesham and Moreton in Marsh (11 miles) to London Paddington.

There are local farm shops in Wickhamford, and shopping for day-to-day needs well catered for in the beautiful large Cotswold village of Broadway. A more comprehensive range of facilities can be found in Evesham, Stratford-upon-Avon, Worcester and Cheltenham.

There are a wide range of schools, including Chipping Campden School, Cheltenham Girls and Boys, Worcester Kings and Malvern public schools.

There are a number of golf courses in the area, racing at Cheltenham, Stratford and Worcester. Stratford is the region's cultural centre with its Shakespearean heritage and theatres.

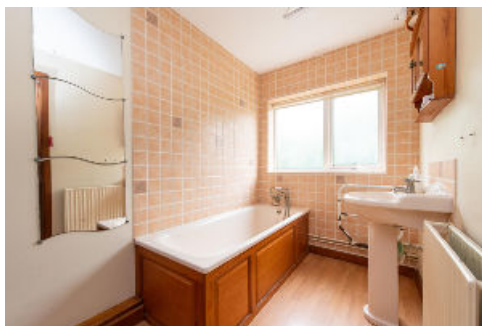


Tenure: Available freehold

Local authority: Wychavon District Council

Council tax band: F





A detached bungalow with views to Bredon Hill in a garden of about 0.43 acres with scope to remodel and upgrade.

Westwind is a detached bungalow in a large mature garden built in about 1965. Over the recent past, the bungalow has been adapted to work as a home and fitness centre and will require some remodelling of the interior to revert to a two or three bedroom property.

The sunroom and living room/bedroom two are currently used for fitness training, and there is an Elite Endless above-ground training pool with continuous current to swim against and a timber building in the garden formerly used for a gym. With 4 KW solar array added in 2012 with feed in Tariff and UPVC double-glazed windows and doors, installed in about 2014, the property is energy efficient. 3-phase electricity and electric car charging Pod.

The bungalow extends to about 1626 square feet with large windows and patio doors, making rooms bright and cheerful. The property looks towards Bredon Hill to the south-west. The sitting room, with windows to west, east and south, has a wood-burning stove and patio doors with a useful office/study off. From the hall with an enclosed porch to the front is the fitted kitchen leading to a utility room and cloakroom and with double doors to the Sunroom, which in turn leads to the rear garden patio and is currently open to the living room/additional bedroom accommodation which has a dressing area and en suite shower room. The principal bedroom also facing south and west with patio doors, has a cloakroom and bathroom with separate shower. Part of the property was underpinned in 2018 following tree root damage and the relevant tree removed.

Gardens and grounds

Deep front garden with tarmac drive and turning area with the double garage currently housing the fitness pool. Large rear garden, principally laid to lawn with a paved patio behind the bungalow, with a summer house and deck with power and electric heater. Timber garden store and timber building used as a gym. The garden has stone paths and mature trees, including cedar, lime, birch, pine, maple apple trees and magnolia, and a shrub border. The fine cedar trees have Tree Preservation Orders.



Services

All mains services are connected to the property. Gas-fired central heating. Solar panels with feed-in tariff. Telephone and Broadband.

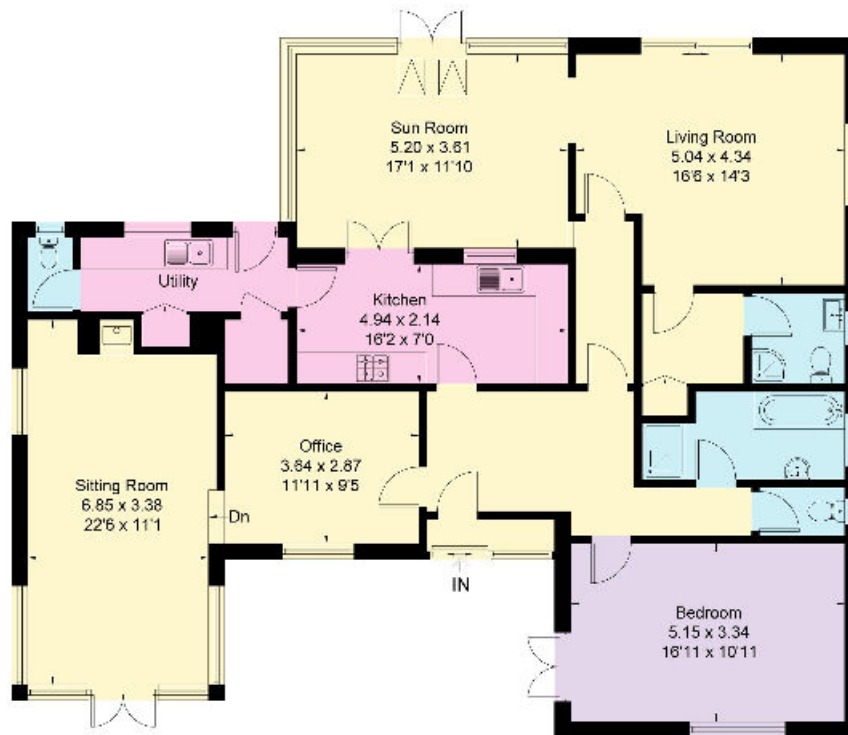
Directions (WRI2 7HT)

From the South West, exit at Junction 9 of the M5. Proceed northeast on the A46 and then proceed east on the A44 Oxford Road towards Broadway. Proceed past Wickhamford and up the hill. Turn right signed Childswickham at Murcot Turn, and Westwind will be found on the right.

From the North West, exit at Junction 6 off the M5 at Worcester. Continue on the A4538 and onto the A44 Oxford Road (by passing Evesham). And proceed as above.

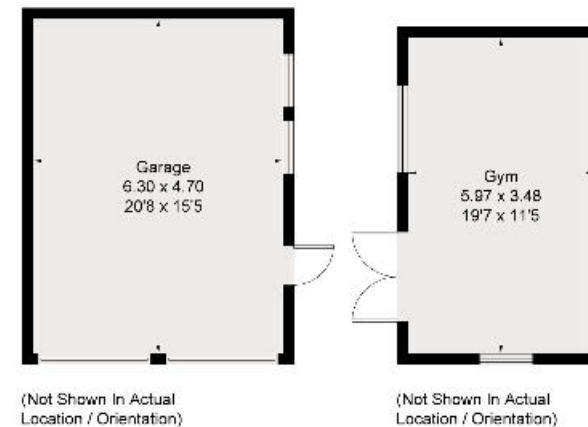
From Oxford, take the A44, by-passing Broadway, and about 2 miles past Broadway, turn left signed Childswickham and Westwind will be found on the right.





Approximate Gross Internal Floor Area 201.5 sq m / 2168 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Stratford-upon-Avon
Bridgeway House
CV37 6YX

I would be delighted to tell you more

James Way
+44 1789 206950

[knightfrank.co.uk](https://www.knightfrank.co.uk)

james.way@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2023. Photographs and videos dated August 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Date: 21 December 2023
Our reference: STR012352828

Westwind, Murcot Turn, Broadway, WR12 7HT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £550,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.1 Mar 23