

2 Gosse Mews  
Broadway  
WR12





**A beautifully presented detached home in this popular Cotswold village.**



Chipping Campden 7 miles, Winchcombe 8 miles, Moreton-in-Marsh 9 miles (trains to London Paddington from 90 minutes), Cheltenham 15 miles, Stratford-upon-Avon 17 miles, M5 (J9) 13 miles, Birmingham airport 37 miles. (All distances and times are approximate).



## Cotswolds

Broadway with its numerous pubs and restaurants, nestles at the foot of the Cotswold escarpment. The rolling countryside, green fields and footpaths where folk can wander undisturbed and its broad and busy high street all form part of the unique character that is Broadway.

Communications to and from Broadway are excellent with the A40/M40 to the south east providing fast access to London (95 miles) and the M5 (J9) to the west (13 miles) providing access to both the West Country and the north. There is a regular mainline train service from Moreton-in-Marsh (9 miles) to London Paddington taking approximately 90 minutes.

Shopping for day to day needs are well catered for by the local village shops and more comprehensive facilities can be found at Evesham (6 miles), Cheltenham (15 miles) and Stratford upon Avon (17 miles).

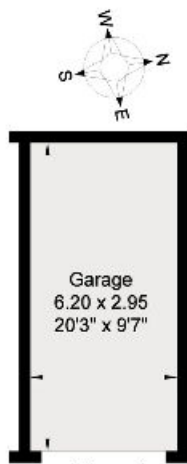
There is a wide selection of schools nearby including Chipping Campden School, Cheltenham Girls and Boys and Malvern Public School.

## The Property

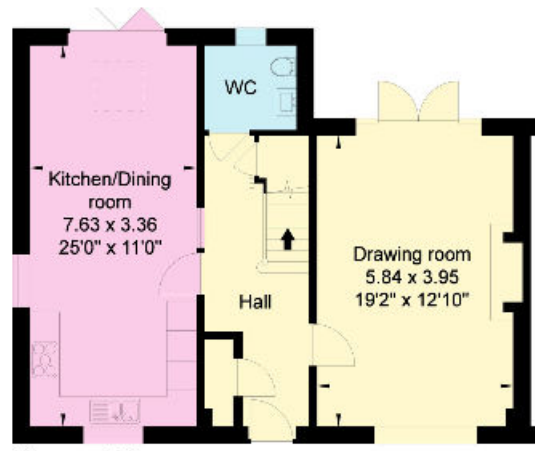
2 Gosse Mews is a beautifully presented stone built home on this exclusive development in the popular village of Broadway. The property has been enhanced considerably by the current owners and offers deceptively spacious, light and airy accommodation. Set back quietly off a no through road, the property is approached by a pathway to the front door with canopy over. The spacious hallway has an attractive glass staircase leading to the first floor, cloakroom with Villeroy and Boch fittings, and a useful understairs storage and separate media cupboard. Directly to the right of the hall is a double aspect reception room with central gas effect fireplace and Aegean limestone surround. Flooded with light there is a large window to the front and double doors out onto the rear terrace. No doubt the heart of the home is the beautifully appointed kitchen/dining/family room. With Porcelanosa tiles throughout and bi fold doors to the rear terrace and garden this offers a wonderful entertaining space. The kitchen is handmade by Hatt and offers a wide range of cupboard space with a quartz worktop. The good selection of Siemens integrated appliances include a 5 ring induction hob, extractor over, double oven with microwave, fridge/freezer, dishwasher and washer/dryer.

Upstairs the property offers three double bedrooms. The principal suite is particularly spacious with built in wardrobes and en suite with walk in shower and a heated towel rail.

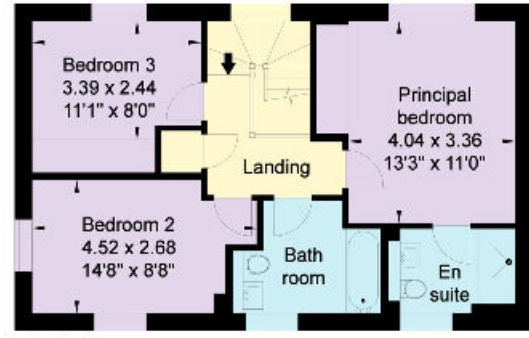




not shown in actual location/ orientation



Ground Floor



First Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 124 sq m (1,335 sq ft)

Garage: 18 sq m (197 sq ft)

Total: 142 sq m (1,532 sq ft)

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ma/13375

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 text of the Particulars.

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**I would be delighted to tell you more.**

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Two further double bedrooms are currently used as an office and a dressing room with a large built in wardrobe. Both are serviced by a good sized family bathroom with bath and shower over, heated towel rail and large wall cabinet with mirrored doors.

## Gardens and grounds

The front door is approached by an Indian Sandstone path and enclosed with lawn and attractive wrought iron fencing. The sunny rear garden has been landscaped by the current owners and offers wonderful terraces with plenty of space for al fresco entertaining. The property also benefits from a separate hidden away gated area for bin storage. To the left side of the property there is ample parking for a number of cars and a detached single garage with remote control electric door.

## Services

Built in late 2019 the property benefits from the remainder of a 10 year Premier Guarantee warranty, a NACOSS approved alarm system and CAT 5/6 cabling. Mains water, electricity, drainage and gas.

## Terms

Tenure: Freehold, Local Authority: Wychavon District Council 01386 565000

## Directions (WR12 7FD)

From Stow-on-the-Wold follow the A424 signposted Broadway, carry on the A44 for approx. 11.5 miles. At the bottom of Fish Hill turn left at the roundabout onto Leamington Road. Take a right-hand turning into the Spitfire development, at the first T-junction turn right and follow the road, Gosse Mews is found on the left hand side.

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.

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Particulars dated June 2021. Photographs and videos dated June 2021.

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