



Bybrook, Leamington Road, Broadway

Detached traditional home with beautiful mature gardens and paddock.

Location

Broadway is widely acknowledged as one of the most beautiful, historic and architecturally significant Cotswold villages, nestling at the foot of the Cotswolds escarpment. The village is surrounded by magnificent rolling countryside, green fields, quiet country lanes, footpaths and bridleways, and lies on the Cotswold Way below the renowned Broadway Tower.

The centre of this historic village with its numerous independent shops, restaurants, pubs/wine bars, art galleries, deli, supermarket and the world famous Lygon Arms Hotel is a short drive from Bybrook.

Communications to and from Broadway are excellent with the A40/M40 to the southeast providing fast access to London (93 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 (5 miles), Cheltenham (15 miles) and Stratford-upon-Avon (16 miles). There is a wide selection of schools including Cheltenham Ladies College, Cheltenham College, Pate's Grammar School, the grammar schools at Worcester and Stratford and the many preparatory, primary and secondary schools in the area.



3



2



3



EPC

D



Sports facilities include racing at Cheltenham and Worcester, cricket at Cheltenham, Worcester and in the local villages, golf at Broadway, plus a network of public footpaths and bridleways to allow total enjoyment of the beautiful surrounding countryside.

Bybrook

Bybrook is a traditional detached home set back from the road on the outskirts of Broadway. The property is approached over a gravel driveway to the front door opening into the spacious entrance hall with traditional parquet floor. The reception rooms flow well to provide a wonderful space for entertaining with the large L-shaped sitting room to one side with a central log burning stove. Double doors lead through to the reception room/dining room. Double doors lead through to the conservatory which is a light and airy space to sit and enjoy the views of the stunning gardens. The fully fitted kitchen offers a range of wall and base units with double oven, hob, fridge and washer/drier and a door to the side. Also on the ground floor is a double aspect bedroom with shower room and separate WC. Upstairs are two good double bedrooms and a large shower room with a walk in double shower.





Garden and Grounds

No doubt the uniqueness of Bybrook are the delightful gardens and grounds which offer a high degree of privacy. The wonderful large terrace offers an ideal space for al fresco dining and leads onto the lawns with beautifully stocked borders and a rich variety of mature trees, bushes, shrubs and flowers. To the rear of the long garden is a vegetable garden. It is clear that this garden has been beautifully tended over the years by the current owners.

The paddock and 5 stables are a short walk from the house to the side of the property. They are gated and post and rail fenced with power, lighting and hard standing. The gardens and grounds extend to approximately 1 acre.

Property Information

Tenure Freehold.

Services Mains water, gas, electricity, drainage

Local Authority Wychavon District Council

Council Tax Band: E

EPC Rating: D

Postcode: WR12 7EB

Viewings

All viewings must be made strictly by appointment only through Knight Frank.



Approximate Gross Internal Floor Area

Total: 158.7 sq m / 1,708 sq ft (Excluding Eaves)



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.

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I would be delighted to tell you more

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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 2024. Photographs and videos dated June 2024.

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