

# 4 Little Meadows Cottage

## Pebworth



HAYMAN-JOYCE  
BROADWAY

# 4 Little Meadows Cottage

Pebworth  
Warwickshire  
CV37 8XE

**FOR SALE ON BEHALF OF  
GLOUCESTERSHIRE  
COUNTY COUNCIL**

**A spacious semi-detached home,  
on a substantial plot with  
far reaching countryside views,  
requiring modernisation.**

Entrance hall, sitting room, kitchen,  
dining room, conservatory, cloakroom,  
2 double bedrooms and shower room.

Front and rear gardens, outbuildings  
and parking.

**Guide Price £315,000**

**HAYMAN-JOYCE**  
BROADWAY

28 High Street, Broadway  
Worcestershire, WR12 7DT  
01386 858510  
[office@haymanjoycebroadway.co.uk](mailto:office@haymanjoycebroadway.co.uk)

## SITUATION

The village provides a primary school and public house and the neighbouring village of Honeybourne provides train services to London/Paddington and Worcester and a village shop. The historic centres of Stratford-upon Avon with its Shakespeare Theatre and Leisure Centre, Chipping Campden and Broadway provide shopping, recreational, education and cultural facilities. Grammar schools at Stratford and Alcester and a good range of comprehensive and private schooling in the area. There are numerous footpaths and bridleways in the area and racecourses at Stratford-upon-Avon, Warwick and Cheltenham and golf courses at Broadway, Stratford-upon Avon and Evesham.

## DIRECTIONS

From Broadway, head to Pebworth via Honeybourne and enter the village on the Stratford Road. Continue through the village passing St Peters Church on your left hand side. Follow this road for half a mile and the property will be found on your right.





### THE PROPERTY

4 Little Meadows Cottage is a spacious two-bedroom semi-detached home occupying a substantial plot, now requiring modernization. The ground floor accommodation briefly comprises an entrance hall, a sitting room with electric fire, a triple aspect dining room with stone fireplace, kitchen with a range of base and wall units, space for a fridge, plumbing for a washing machine, conservatory with far reaching countryside views. There are two spacious double bedrooms located on the first floor, in addition to a shower room.





**NB:** 4 Little Meadows Cottage is responsible for the portion of roof to the rear that extends over the kitchen and eaves storage of the neighbouring property. This area is shown hatched on the floorplan and is technically referred to as a “flying freehold,” as it comprises part of the house that overhangs another property. **Bidders should consult with their lender and solicitor before bidding.**

#### **SERVICES**

- Mains water, electricity and drainage are connected to the property.
- Electric heating.

#### **OUTGOINGS**

- Wychavon District Council
- Council Tax Band ‘C’

#### **TENURE**

- The property is for sale freehold.

#### **VIEWING**

- Strictly by prior appointment only with the sole agents:-

**HAYMAN-JOYCE Broadway**  
**01386 858510**

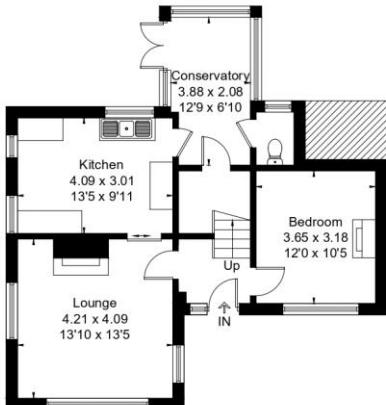
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## OUTSIDE

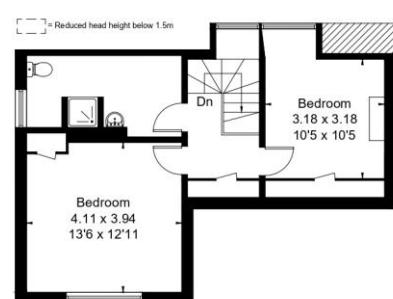
The property is set back from the road and approached via a gated front garden which is mainly laid to lawn with the potential to add a driveway for secure off-road parking. The rear garden is substantial and is mainly laid to lawn with mature shrubs, borders and fruit trees with a useful timber garage and greenhouse.



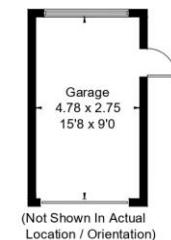
Approximate Floor Area = 106.7 sq m / 1148 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 119.9 sq m / 1290 sq ft



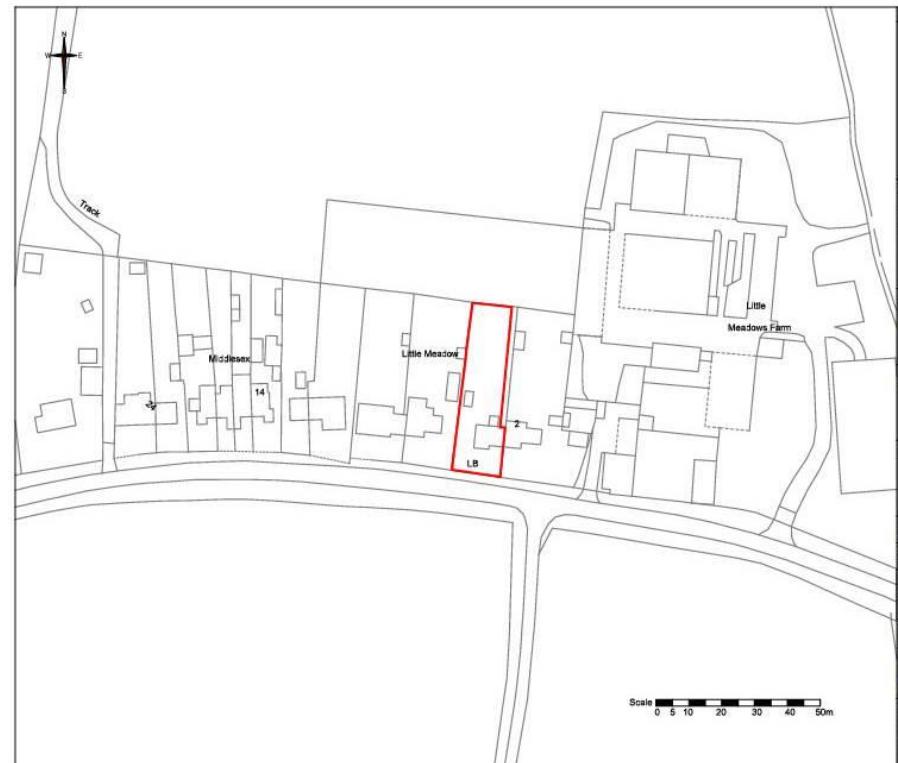
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. [#89580](http://fourwalls-group.com)



#### IMPORTANT NOTICE

1. Although we have used our best endeavors to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact.
2. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
3. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
4. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
5. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid.
6. There may be legal restrictions on the property of which we are unaware.
7. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
8. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

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