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# Tayler & Fletcher



August House Pennylands Bank

Childswickham, Broadway, WR12 7HX

**Guide Price £975,000**





# August House Pennylands Bank

## Childswickham, Broadway, WR12 7HX

*A charming spacious detached 4 bedroom Cotswold stone house set in a quiet location with a large garden of half an acre.*



### Directions

From Stow-on-the-Wold take the A424 towards Broadway. Proceed down Fish Hill to the first Broadway roundabout, cross straight over and on to the second roundabout and turn left doubling back on yourself towards Broadway. Take the first right signed Pennylands Bank, continue down the hill entering Childswickham and August House will be seen on the right hand side and immediately before the road junction.

### Description

August House is a delightful detached house constructed of honey coloured natural Cotswold stone under a pitched Cotswold stone tiled roof. It was built in 2006 as a two storey building with a deeply gabled rear.

It has been imaginatively designed with a spacious entrance hall, three reception rooms, well fitted kitchen, cloakroom, utility room and separate boiler room.

On the first floor is a master bedroom with en-suite bathroom with separate shower cubicle together with three further bedrooms and family bathroom again with separate shower cubicle.

Outside the house is approached by a gravel drive which leads to an excellent detached double garage which is extremely well appointed with plastered walls and ceiling and on the first floor there is an office/study ideal for home working.

### Accommodation

Covered entrance, outside light, oak panelled front door with central glazed panels and flanked by double glazed panelling leads to

### Entrance Hall

Under stairs storage cupboard and stairs leading to the first floor.

### Study

3 recessed ceiling spotlights.

### Cloakroom

Low level wc, circular wash hand basin with chrome monobloc mixer taps with mirror and light above, heated towel rail.

### Dining Room

4 recessed ceiling spotlights, pair of double glazed panelled doors leading to the garden terrace.

### Kitchen

One and a half bowl stainless steel sink unit set within a full granite surround with monobloc chrome mixer tap with a range of drawers and cupboards beneath. Integrated Diplomat dishwasher, Rangemaster double oven with grill and storage, 5 ring gas hob with separate electric hob and Rangemaster extractor hood above. Integrated fridge/freezer, further granite work surface with wine rack and storage cupboards beneath. Extensive range of eye level cupboards partly glazed. Nine recessed ceiling spotlights, tiled floor.

Door to

### Utility Room

One and a half bowl sink unit with single drainer set within a wide surround, with range of drawers and cupboards beneath. Space and plumbing for washing machine, separate space for below work surface freezer, matching eye level cupboards, part tiled walls, semi-glazed and panelled door to the side of the house. Continuation of the tiled floor.

### Boiler Room

Wall mounted Worcester boiler, 3 recessed ceiling spotlights, semi-glazed panelled door to the side of the house.

From the hall a pair of oak doors lead to

## Sitting Room

Vaulted ceiling, 4 recessed ceiling spotlights. Attractive Farmington cut stone and decorative fireplace with hearth and mantelpiece, 4 wall light points, television and telephone points. Glazed panelled door to the rear garden and a further pair of glazed panelled doors to the garden terrace.

## Landing

Stairs with turned newel post, balustrading and Oak handrail lead to the first floor landing.

Airing Cupboard with lagged hot water cylinder with slatted timber shelving.

## Bathroom

Well appointed bathroom comprising white suite with Oak panelled bath with chrome mixer tap and shower attachment, low level wc, wash hand basin with cupboard below and matching cupboards with mirror, strip light and shaver point above. Separate shower cubicle, heated towel rail and incorporating an airing cupboard with slatted timber shelving.

## Master Bedroom Suite

Spacious room, recessed ceiling spotlights, television point.

Door to

## Master En-Suite

White suite comprising timber panelled bath panel, chrome mixer tap and shower attachment, separate shower cubicle, oval wash hand basin with drawers beneath, low level wc, part tiled walls, heated radiator, shaver point.

## Bedroom 2

4 recessed ceiling spotlights, television point.

## Bedroom 3

Overlooking garage.

## Bedroom 4

Double glazed casement window overlooking the garden, paddocks and countryside beyond.

## Outside

August House is approached via a gravelled drive leading to a

parking area set either in front or to the side of the Detached double garage with two pairs of timber garage doors, power and light, concrete base floor and plastered walls and ceiling. Door to under stairs storage cupboard.

Set to the side of the garage is a door and stairs leading to the home office with ceiling open to the apex. Power and light, casement windows.

The rear garden is approached from either side of the house or alternatively from various doors, including the dining room, sitting room and boiler room.

Paved terrace area immediately abutting the house with the garden being mainly laid to lawn and surrounded by flower and herbaceous borders. Timber garden store. The garden continues and is flanked by close board timber fencing and hedging and extends to approximately half an acre within the garden lies a large useful workshop.

August House is situated in a delightful position between Broadway and Childswickham and backs onto open countryside.

## Services

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

## Local Authority

Wychavon district council

Civic Centre

Queen Elizabeth Drive

Pershore, Worcestershire

WR10 1PT

## Council Tax

Council Tax band G 2023 - 2024 £3280.61

## Tenure

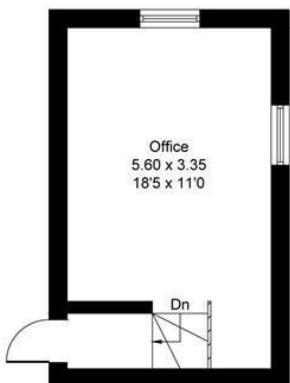
Freehold.



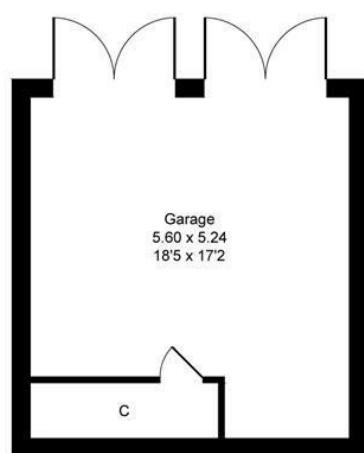
Approximate Gross Internal Area = 209.79 sq m / 2258 sq ft

Garage = 29.34 sq m / 316 sq ft

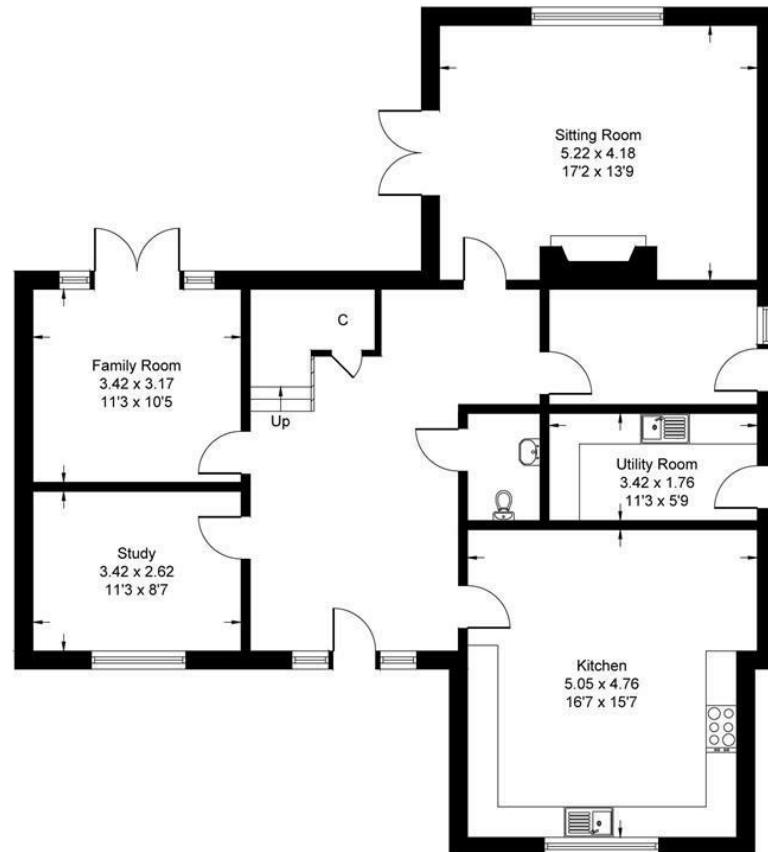
Total = 239.13 sq m / 2574 sq ft



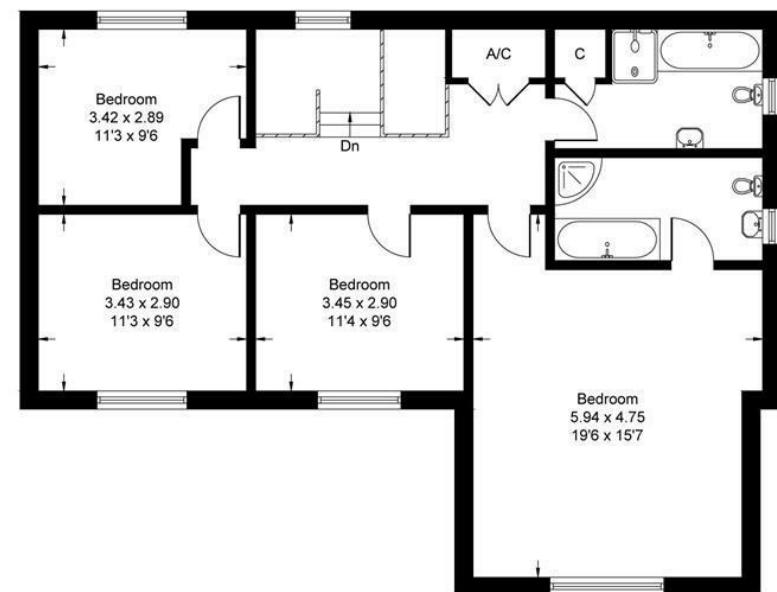
Office



Garage



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Location Map



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	