



HILL VUE

BROADWAY ROAD, WILLERSEY, BROADWAY

JACKSON-STOPS 

HILL VUE, BROADWAY ROAD, WILLERSEY, BROADWAY, WR12 7PH

TOTAL APPROX. FLOOR AREA 1,926 SQ FT (179 SQ M)

A SINGLE STOREY VILLAGE HOUSE JUST
LESS THAN 2,000 SQUARE FEET, SITTING IN
0.27 ACRE



DISTANCES

BROADWAY 1.4 MILES
CHIPPING CAMPDEN 3.2 MILES
HONEYBOURNE (MAIN LINE STATION TO
LONDON PADDINGTON) 4 MILES
STRATFORD-UPON-AVON 13 MILES
CHELTENHAM 19 MILES

FEATURES

- Porch
- Entrance hall
- Dining room
- Conservatory
- Sitting room
- Kitchen
- Utility
- 3 bedrooms
- 2 bathrooms
- Cloakroom

OUTSIDE

- Garage
- Mature gardens
- Parking

PROPERTY INFORMATION

- Tenure: The property is freehold and vacant possession will be granted on completion.
- Fixtures and Fittings: All items in the nature of fixtures and fittings described in these details will be included with the property. All other such items are specifically excluded.
- Viewing: An appointment to view is essential and should be made through the Jackson-Stops Chipping Campden office. Telephone: 01386 840224. Email: campden@jackson-stops.co.uk
- Local Authorities: Cotswold District Council. Tel: 01285 623000
- Council Tax: Council tax band E
- Services: Mains water, electricity and drainage. Gas fired central heating.

THE PROPERTY

Hill Vue is a spacious single storey property with plenty of light throughout. The house sits in the centre of its plot with the addition of an integral garage. There is a kitchen, dining room and a large sitting room leading through to the north facing conservatory. There is a main en suite bedroom, a double bedroom with separate bathroom and bedroom 3 can also be used as a study/home office.

OUTSIDE

Hill Vue has a generous gravelled parking area to the front of the property set behind mature shrubs and herbaceous borders. The garden is mainly laid to lawn and situated at the rear of the property with a variety of fruit trees, mature shrubs, patio area adjacent to the conservatory and a summer house as well as two garden sheds.

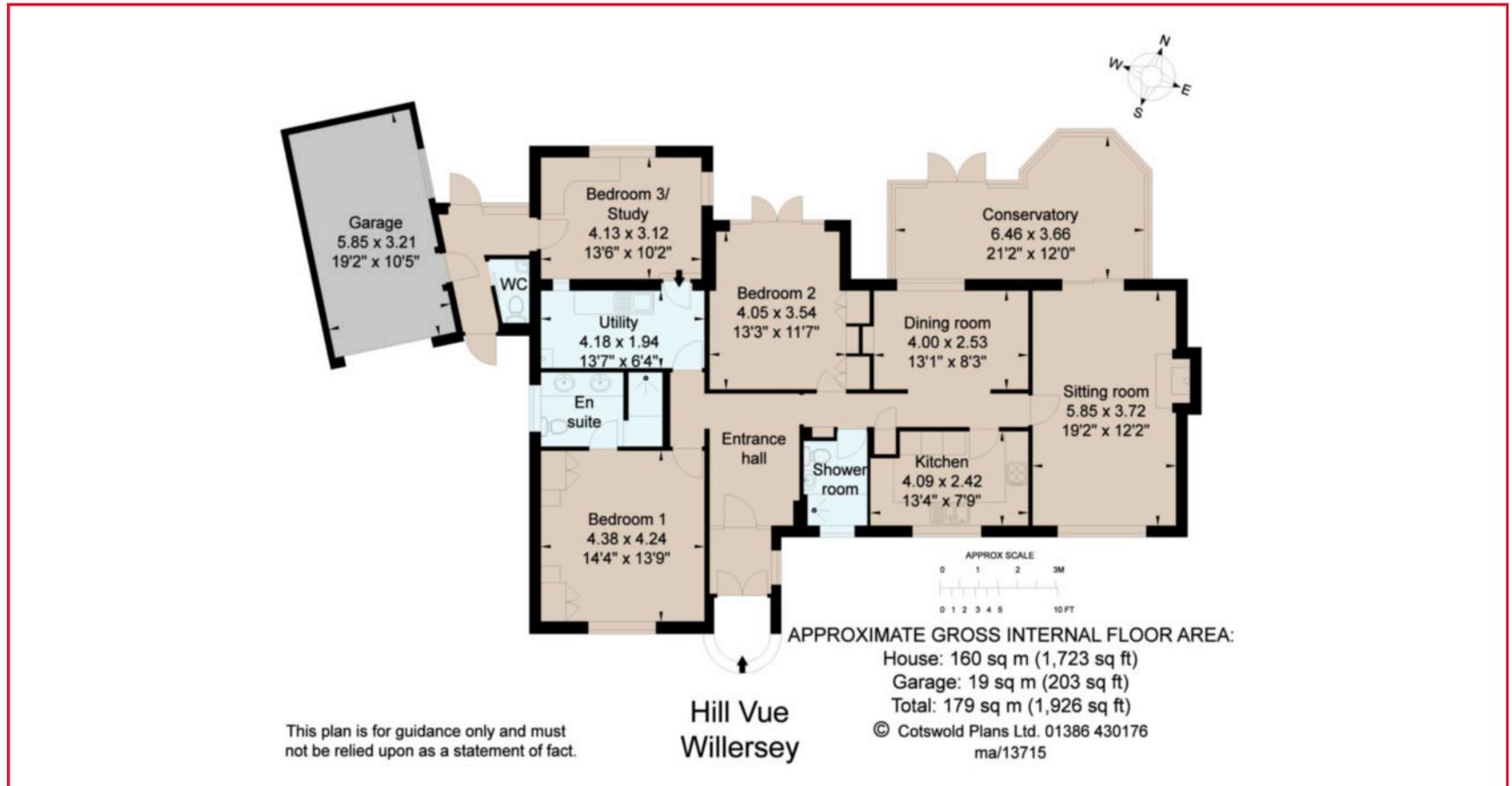
LOCATION

Willesley benefits from a church, two pubs, primary school and village store. Broadway has a larger range of shops and services, together with a library and doctors' surgery, as well as a number of hotels and restaurants. The main cultural and shopping centres are Cheltenham and Stratford-upon-Avon. Communications are good with easy access to the M5 and M40. There is a main line rail service to London Paddington from Moreton-in-Marsh and Honeybourne.



DIRECTIONS (POSTCODE WR12 7PH)

From Chipping Campden High Street, proceed on to Lower High Street, Park Street and then up the hill on Dyers Lane. At the cross roads turn left and proceed for 0.7 of a mile, fork right on to Campden Lane. At the next cross roads proceed straight over continuing on Campden Lane all the way to Willersey. In Willersey turn left on to Broadway Road and Hill Vue will be found on your right-hand side after about 0.2 of a mile.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
(91-95)	B		
(81-90)	C		
(69-80)	D	69	
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

CHIPPING CAMPDEN

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