



Pixham Cottage Main Street, Broadway, Willersey WR12 7PJ

Offers in excess of £475,000





Pixham Cottage Main Street

Willersey

Broadway, WR12 7PJ

- Beautiful stone cottage
- Three bedrooms
- Three storey
- Kitchen/breakfast room with roof lantern
- Ideal bolt hole or lock up and leave
- In the heart of Willersey
- Oozing with character
- Flagstone flooring in the sitting room
- Bathroom plus ensuite
- Pretty cottage garden

Nestled in the heart of a picturesque North Cotswold village, this charming mid-17th-century home beautifully blends period character with modern comforts. Spanning three storeys, this three-bedroom, inner-terraced retreat offers an inviting and timeless living experience, making it a must-see.

Steeped in history, the property boasts an array of delightful period features, including a cosy front living room with a welcoming wood-burning stove set within an inglenook fireplace, complemented by stone-flagged floors. Exposed random-pointed stone walls, antique oak beams, and wattle-and-daub-style panelling—particularly on the first floor—enhance its historic appeal, while two charming window seats at the front add to its inviting atmosphere.

Modern enhancements ensure comfort and convenience, featuring gas-fired central heating via a combination boiler, sealed unit double glazing, and a solid oak fitted kitchen equipped with integrated appliances. The master bedroom, located on the second floor, enjoys the luxury of an ensuite shower room and w.c.

Outside, the enclosed rear garden enjoys a sunny southerly aspect, making it the perfect spot for alfresco dining and relaxation throughout the day.

Ideally situated between two of the North Cotswolds' most renowned market towns, Chipping Campden and Broadway, the property benefits from excellent access to quality restaurants, shops, and supermarkets. The village of Willersey itself offers a strong sense of community with two traditional pubs, a local garage, and convenience stores.



Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Cotswold

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating: C

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

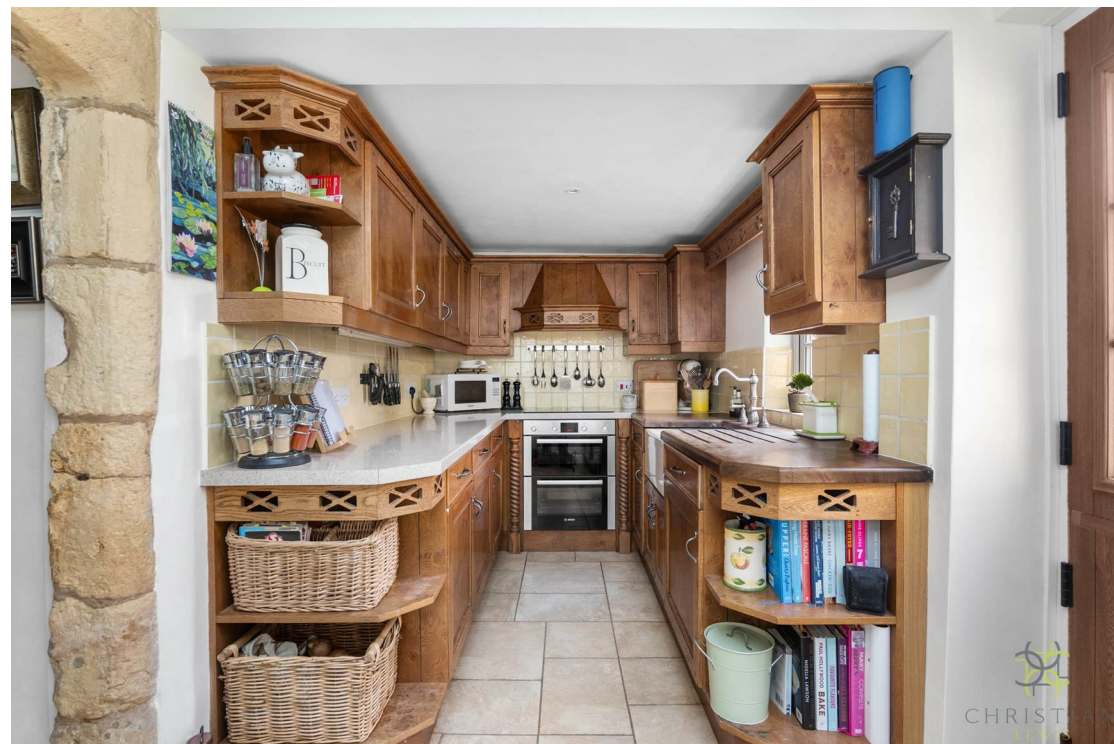
Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

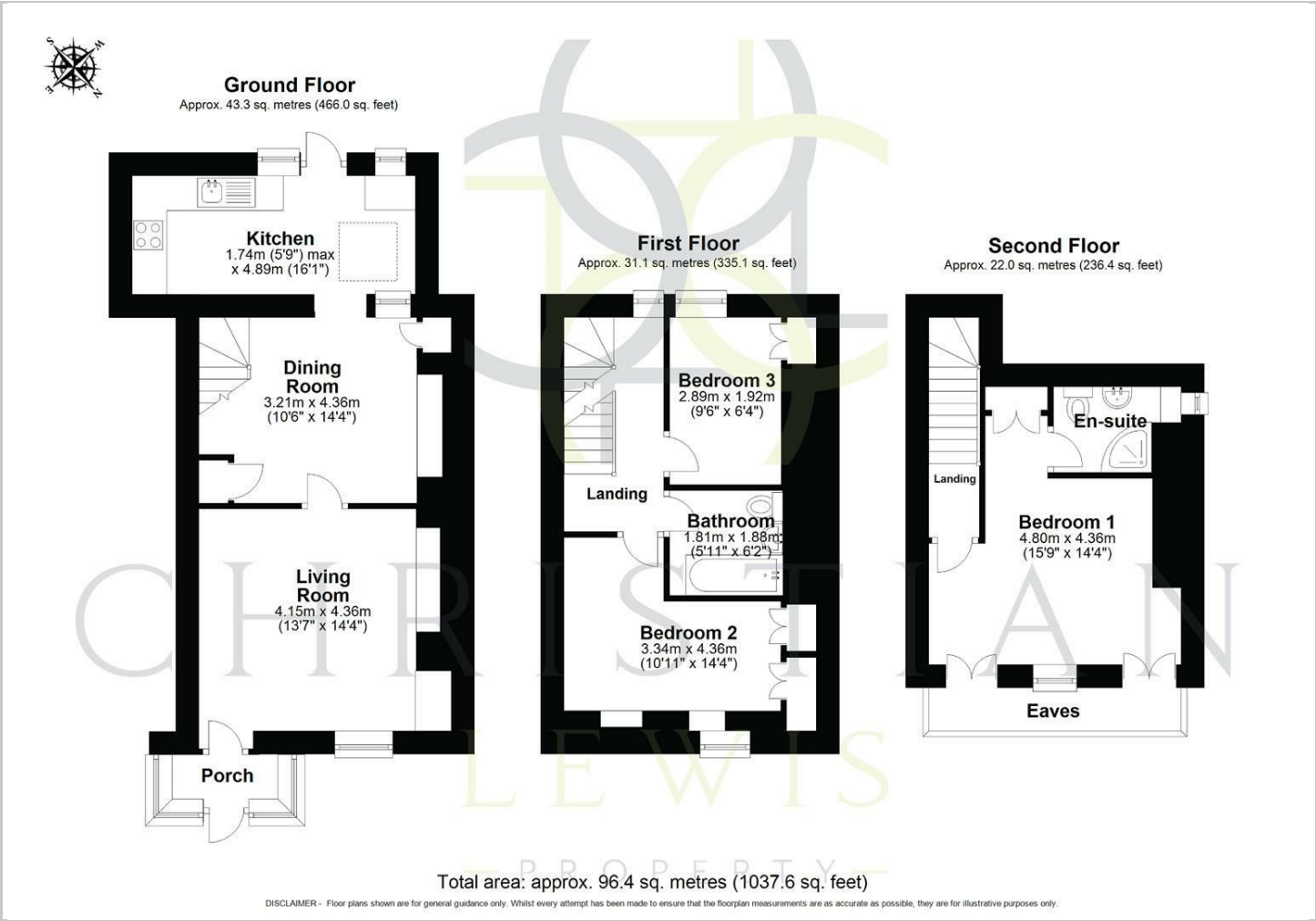
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



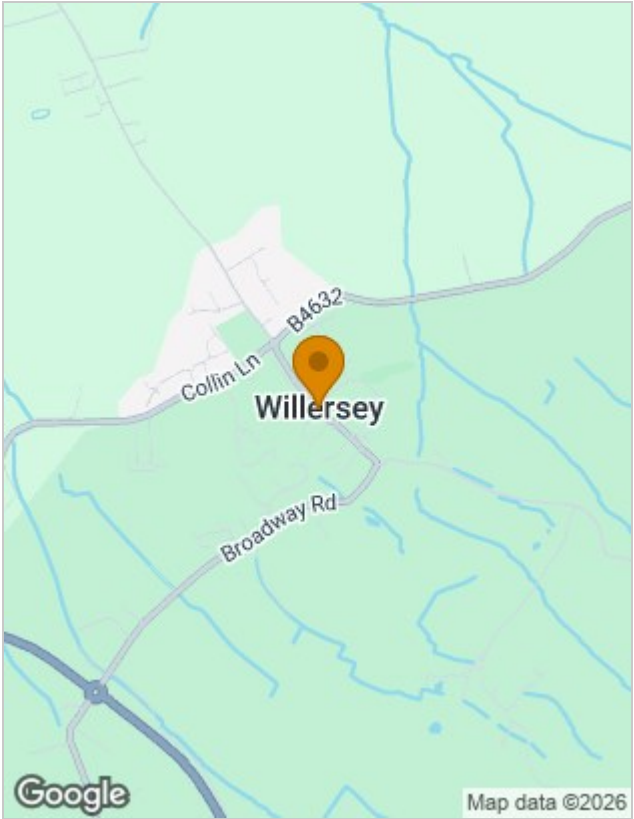




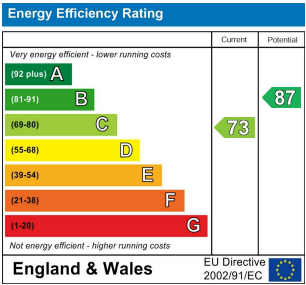
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 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.