



## Directions

### Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

### EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(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	

### Cheltenham Road, Broadway, WR12

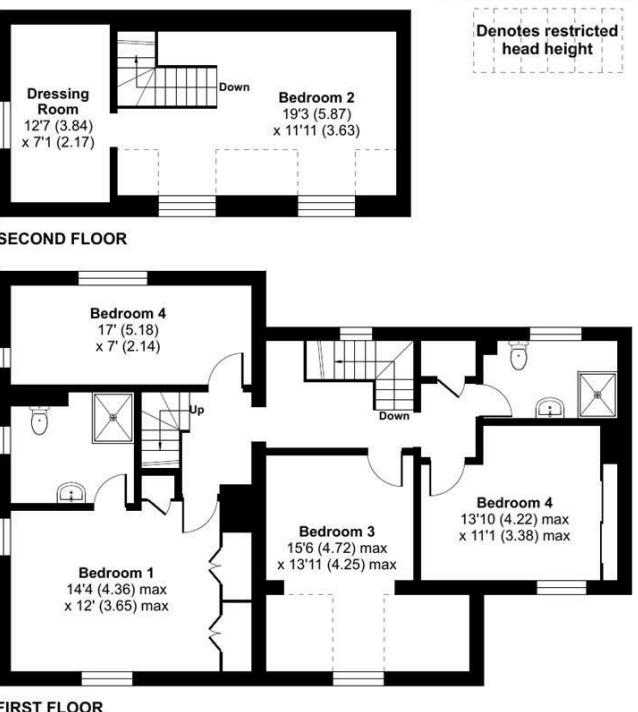
Approximate Area = 2216 sq ft / 205.9 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

Total = 2313 sq ft / 214.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025. Produced for The Cotswold Letting Agency Ltd REF: 1392940



2 Peasebrook Orchard Cottages Cheltenham Road, Broadway, WR12 7LX

**£2,950 Per Month**

- Unfurnished
- Close to Broadway
- Swimming pool
- Long term let
- 5 bedrooms
- Private driveway

# 2 Peasebrook Orchard Cottages Cheltenham Road,

Broadway WR12 7LV

Broadway is a charming and highly regarded village located at the northern edge of the Cotswolds Area of Outstanding Natural Beauty, in Worcestershire. Known as the "Jewel of the Cotswolds," it features a wide High Street lined with elegant Cotswold stone buildings, independent shops, cafés and galleries. Its elevated position beneath Fish Hill provides attractive countryside views and a strong village atmosphere.

The village offers a range of attractions and activities, including the iconic Broadway Tower with its panoramic views and walking trails, as well as local museums celebrating the area's artistic heritage. Outdoor pursuits are popular, with direct access to the Cotswold Way, while nearby attractions such as Snowshill Manor, Cotswold Lavender and the Gloucestershire Warwickshire Steam Railway provide year-round interest.

Broadway is served by well-regarded local primary schools within the village, with secondary education available in nearby towns including Chipping Campden and Evesham. Transport links are good for a rural location, with mainline rail services available from nearby stations at Evesham, Honeybourne and Moreton-in-Marsh, offering connections to London and regional centres. Bus services and road links via the A44 connect Broadway to the wider Cotswolds and surrounding areas.



Council Tax Band:



2 Peasebrook is a beautifully presented five-bedroom family home, ideally located close to the charming village of Broadway. This delightful property seamlessly combines traditional character with modern comforts, offering versatile living spaces for family life.

Upon entering, you are welcomed by a spacious and inviting hallway with convenient under-stair storage. To the left, the living room exudes warmth and character, featuring exposed wooden beams, a traditional stone fireplace, and an abundance of natural light from the windows and rear doors that open directly onto the garden. Adjacent to the living room, a versatile office or snug provides the perfect space for work or relaxation. To the right of the hallway, the kitchen boasts stylish wooden cabinetry, stone flooring, and ample storage, with doors leading out to the garden, ideal for indoor-outdoor living and entertaining.

The first floor boasts four generously proportioned double bedrooms, two with built-in wooden wardrobes. The master suite includes a beautifully refurbished en-suite shower room, finished to a high standard, while the family bathroom has also been thoughtfully upgraded. Upstairs, the attic room is a charming, light-filled space with wood-panelled ceilings, thoughtfully divided into two areas to create flexible living options, whether for a dressing room or snug.

Externally, 2 Peasebrook enjoys a beautifully maintained lawn garden and a swimming pool, perfect for enjoying the warmer months. A private gated driveway provides parking for multiple vehicles, completing this exceptional family home. This property offers a rare combination of character, space, and a prime location in Broadway, making it an ideal family residence.