

BROADWELL, CV23 8HF



4 The Row

A rare opportunity to own a home with genuine character, countryside views and a story of its own.

Located in the exclusive village of Broadwell down a no through road, these two charming Victorian cottages have been thoughtfully combined to create a spacious four-bedroom family home. This distinctive property enjoys an enviable position in the village with open fields directly opposite the front of the property.

From the outside, the property's traditional red-brick walls, slate roof, immediately reflect its Victorian origins. Step inside and the character continues, with exposed brick fireplaces with working Log burners, timber features and a wonderfully individual feel that is increasingly difficult to find in today's housing market.

The property benefits from a solid Oak timber extension with vaulted ceilings, gas cooker, additional AGA, plenty of storage and dining area at the far end over looking the fabulous garden. On the ground floor there are a combination of comfortable living spaces with log burning stoves. On the first floor there are four double bedrooms, an ensuite to the primary bedroom and a separate family bathroom providing the flexibility expected of a modern family home while retaining the charm of its heritage.

One of the property's most appealing features is the long rear garden, providing a generous private outdoor space that complements the open countryside to the front. Whether enjoying the views from the house, entertaining in the garden or simply making the most of village life, there is a strong connection with the surrounding landscape.

For those working from home, the property also benefits from high-speed internet, making it possible to enjoy the tranquillity of village living without compromising on modern connectivity. For primary schools there is Leamington Hastings Infants and secondary schooling is a choice of Dunchurch or Napton.

This picture postcard cottage retains many original features and is one not to be missed.













Area Overview

Set within the Warwickshire countryside, Broadwell is a particularly small and peaceful village forming part of the civil parish of Leamington Hastings. With around 70 households, it offers a genuine sense of community and rural living, while remaining conveniently positioned between Rugby, Southam and Leamington Spa.

Farming has historically played an important part in Broadwell's identity, and the surrounding countryside continues to provide an appealing backdrop for those looking to enjoy village life and open spaces.

Having once been a manor in its own right. The village's historic character can still be seen in its older buildings, including a Grade II listed former blacksmith's forge dating from the 17th century. The village also has the Church of the Good Shepherd and a Methodist chapel, while the village hall provides a focus for local community activities.

Everyday amenities are available in nearby Stockton, Southam, Dunchurch and Rugby. The surrounding area also provides a choice of schools, with Leamington Hastings Church of England Academy and Stockton Primary School among the nearby options.

For commuters, the A426 provides convenient road connections towards Rugby and Southam, while the M40, M1 and M6 are all accessible within the wider area. Regular bus services connect Broadwell with neighbouring communities, with bus stops located within the village itself. Rugby railway station is approximately seven miles away, providing mainline connections, while Leamington Spa station is around nine miles away.





Key Features

- Exclusive Village Location
- Field Views to the Front
- Two Reception Rooms with Log Burners
- Exposed Oak Kitchen Extension
- Four Double Bedrooms
- Two Bathrooms
- Long Rear Garden (approx 180ft)
- High Speed Broadband Connected
- No Onward Chain

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MARC JACOBS











"They say it takes a village to raise a child and this village has helped us raise three!

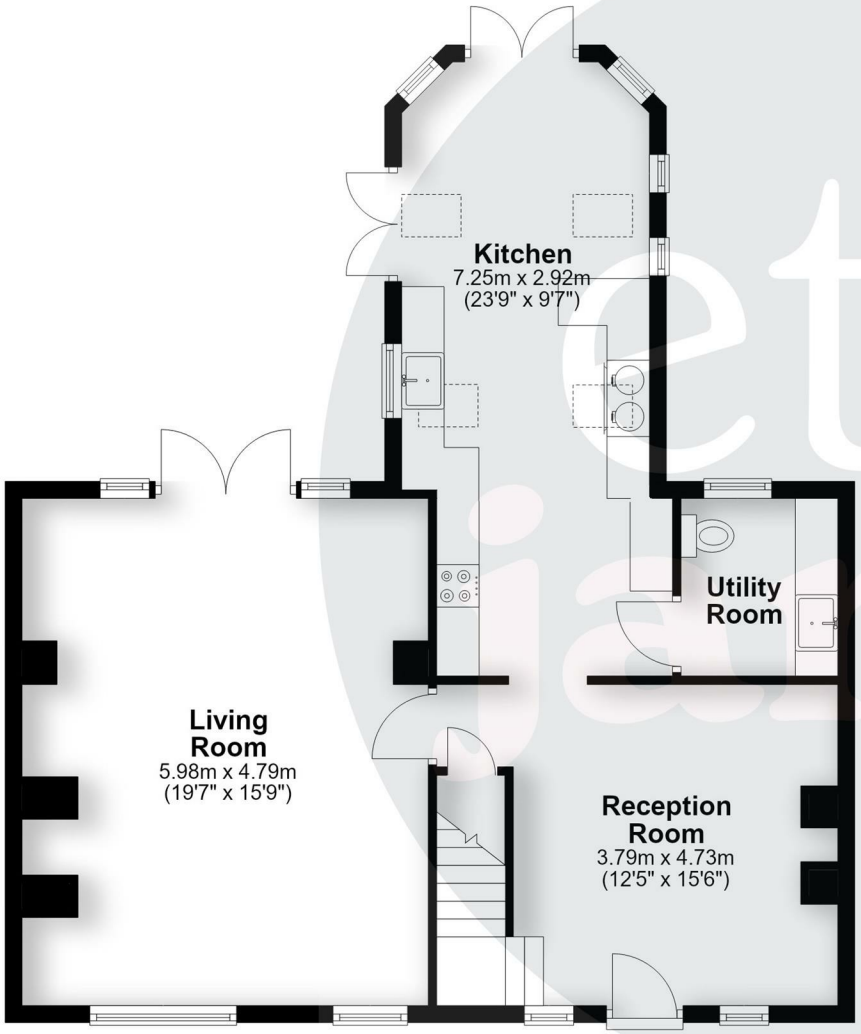
Living in Broadwell for the last 27 years has been such a privilege. Not only is there a caring community but the peace and tranquility is unrivalled.

Now our girls have fled the nest, it feels like the right time to hand over the home to another family to make their memories."



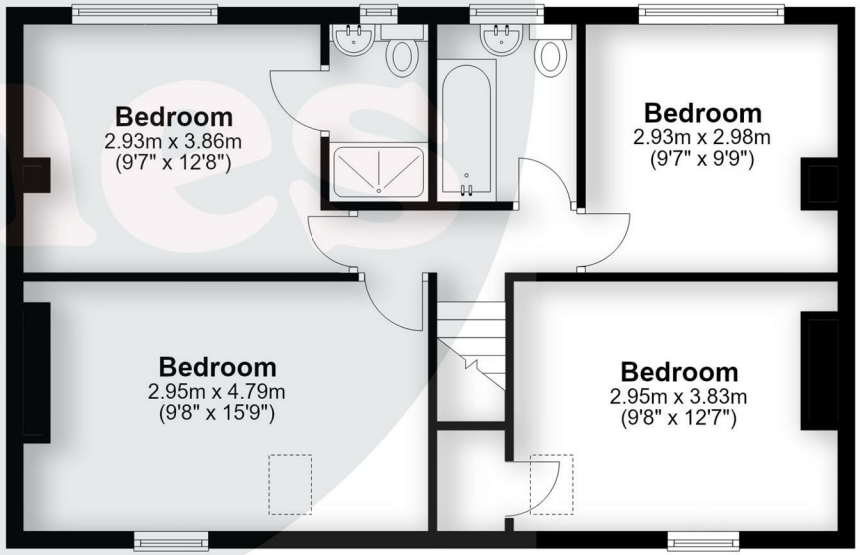
Ground Floor

Approx. 72.2 sq. metres (777.2 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.2 sq. feet)



Total area: approx. 129.7 sq. metres (1396.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



To book a viewing please call 01926 898080 and press option 1 or email james@ettajames.co.uk

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