# RADNOR MARTIN

LONDON & THE COTSWOLDS

THE CEDARS
BROADWAS | WORCESTER





# THE CEDARS

## BROADWAS | WORCESTER | WR6 5NE

*'an impressive former rectory set within beautifully landscaped grounds of just over two acres, combining elegant period character with generous, versatile accommodation in a sought-after village setting'*

Worcester 7 miles | Malvern 11 miles | Ledbury 17 miles |Tenbury Wells 18 miles | Leominster 20 miles | Tewkesbury 21 miles | Hereford 22 miles
*all distances are approximate*

country kitchen/breakfast room | four reception rooms | conservatory | cellar
pantry, utility room & study | first floor kitchen | seven bedrooms
over two acres of gardens including tennis court | extensive parking
detached double garage | barn with potential for ancillary accommodation

### *the finer details*

**services** Mains water, drainage and electricity. Oil fired central heating.
**tenure & possession** Freehold and offers vacant possession
**fixtures & fittings** May be acquired by separate negotiation
**rights of way** There are no footpaths or rights of way over the property
**local authority** Malvern Hills District Council
**council tax** Band H
**viewing arrangements** By appointment with Radnor Martin
**energy performance certificate** Ask agent
**what three words** ///beamed.songbirds.tuck

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## *description*

An impressive Victorian former rectory set within beautifully landscaped grounds of just over two acres, this distinguished family home combines elegant period character with generous, versatile accommodation in a sought-after village setting. Original features, including fireplaces, high ceilings and decorative detailing, are complemented by well-proportioned living spaces designed for modern family life. The accommodation includes seven bedrooms, featuring a spacious principal suite with a dressing room and en suite shower room, together with a range of flexible rooms ideal for guests, home working or multi generational living. Four reception rooms provide an excellent balance of formal and informal living, while the traditional country kitchen and breakfast room, complete with an Aga, exposed beams and adjoining conservatory, forms the heart of the home. A pantry, utility room, study and ground-floor bathroom further enhance its practicality, with a first-floor kitchen and additional bathroom offering further flexibility.

The beautifully maintained gardens feature sweeping lawns, mature trees, paved terraces, a Victorian greenhouse, walled garden and tennis court. An ancient cedar tree, believed to be one of the oldest in Worcestershire, provides a striking focal point, while the orchard and remnants of the original driveway reflect the property's heritage. Accessed via a gated driveway, the property offers extensive parking, a detached double garage and an impressive barn with potential for ancillary accommodation or conversion, subject to the necessary planning consents.

## *area*

Broadwas is a picturesque rural village set within the rolling Worcestershire countryside, offering a peaceful setting with excellent access to the surrounding area. The village enjoys attractive countryside, local amenities and a strong sense of community, with further shopping, schooling and leisure facilities available in nearby Worcester, Malvern and Tenbury Wells. The surrounding Teme Valley provides excellent opportunities for walking, cycling and enjoying the outdoors, while Worcester and the M5 offer convenient connections for commuters.

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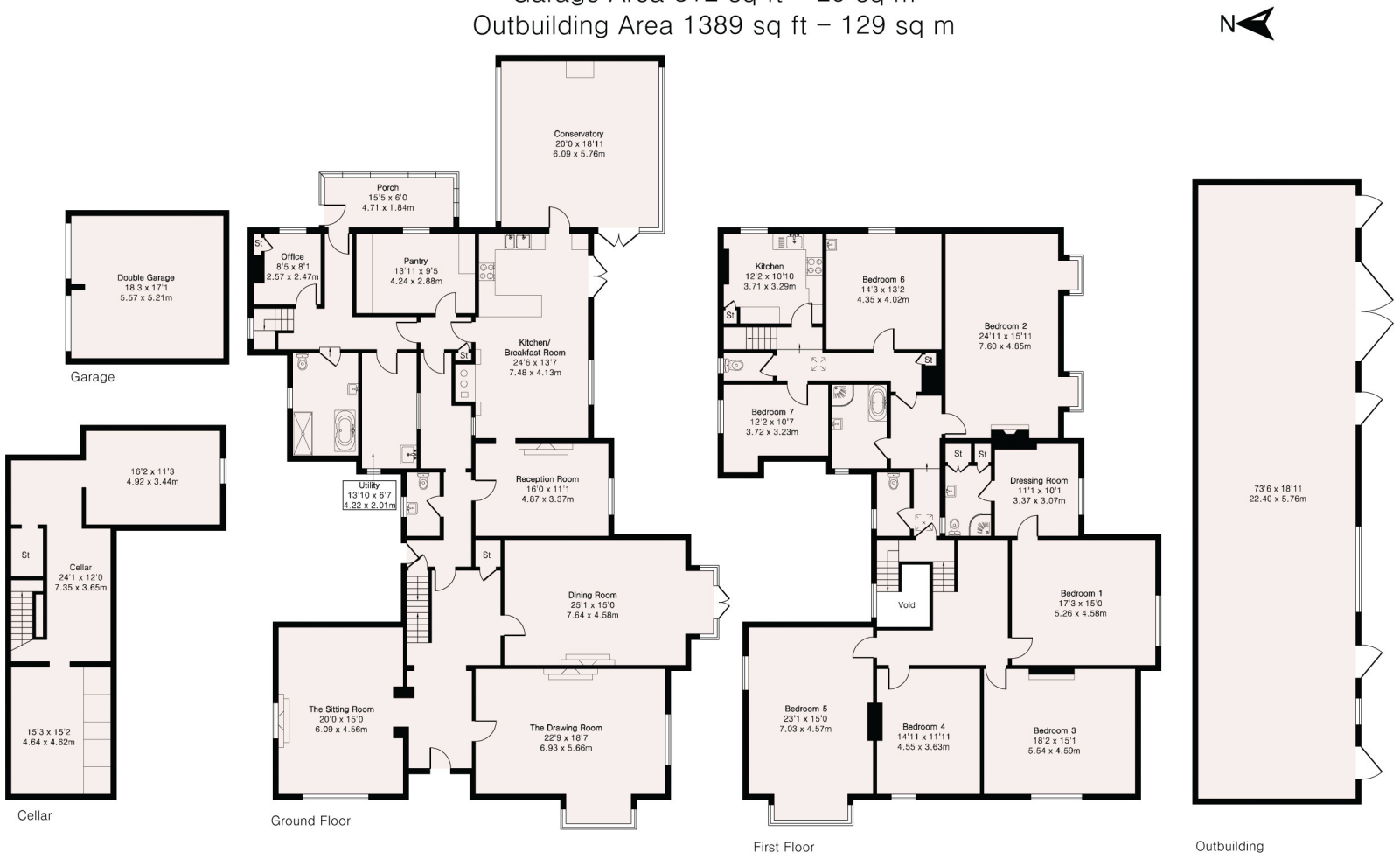






**Approximate Gross Internal Area 6322 sq ft - 587 sq m**
**(Excluding Garage & Outbuilding)**

Cellar Area 638 sq ft – 59 sq m
Ground Floor Area 3065 sq ft – 285 sq m
First Floor Area 2619 sq ft – 243 sq m
Garage Area 312 sq ft – 29 sq m
Outbuilding Area 1389 sq ft – 129 sq m





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