



High Street, Broom, B50 4GZ

Offers over £465,000

  
**KING**  
HOMES

Occupying an enviable position within the prestigious Farriers development in the heart of Broom, this exceptional four-bedroom detached residence offers the perfect balance of village charm and contemporary family living. Extending to approximately 1,361 sq. ft., the home boasts generous reception spaces, a stylish kitchen with separate utility, a luxurious principal bedroom with en-suite, and a separate garage with versatile storage. Surrounded by beautiful countryside yet within easy reach of commuter links and everyday amenities, this is an outstanding family home in one of the area's most desirable village settings.



Enjoying a private position within this exclusive development, the property is approached via a block-paved driveway providing ample off-road parking and access to the garage. The handsome red brick façade, softened by mature planting and established landscaping, blends effortlessly with its surroundings, creating an attractive first impression befitting this peaceful village setting

A welcoming entrance hall provides access to the principal ground floor accommodation and immediately sets the tone for the light and airy interiors found throughout the home. Positioned to the rear of the property, the spacious living room is centred around an attractive feature fireplace and enjoys an abundance of natural light, with bi-folding doors opening directly onto the rear garden and creating a seamless connection between the indoor and outdoor living spaces. Open to the living room, the adjoining dining room provides an excellent setting for both everyday family meals and formal entertaining, while maintaining a versatile and sociable layout.

The beautifully appointed kitchen has been fitted with a range of shaker-style cabinetry complemented by solid wood work surfaces, integrated appliances and a breakfast bar, creating a practical yet stylish space for everyday living. A separate utility room provides additional storage, laundry facilities and external access, whilst a convenient cloakroom completes the ground floor accommodation.

To the first floor, the generous principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Three further well-proportioned bedrooms offer flexible accommodation for growing families, guests or home working, all served by a modern family bathroom.

The rear garden has been thoughtfully landscaped to provide a wonderful outdoor space that can be enjoyed throughout the year. A substantial decked terrace beneath a contemporary glazed canopy creates an ideal entertaining area, seamlessly extending the living accommodation outdoors. Beyond, the lawn is bordered by mature trees, established planting and colourful shrubs, offering an excellent degree of privacy and a peaceful setting for both relaxing and family life.

The garage has been cleverly adapted to provide two versatile storage areas, offering excellent flexibility for hobbies, workshop space or additional storage, whilst the driveway provides parking for several vehicles.

Combining beautifully presented accommodation, generous living spaces and a superb village setting, this exceptional home represents a rare opportunity to acquire a detached family residence within one of **\*\*South Warwickshire's\*\*** most desirable villages. Offering four bedrooms, spacious reception rooms, a stylish kitchen, landscaped gardens and excellent access to **\*\*Alcester, Stratford-upon-Avon and the wider Midlands\*\***, the property perfectly balances character, practicality and modern family living.

#### Hall

**Living Room** 12'5" x 17'8" (3.79m x 5.41m)

**Dining Room** 8'7" x 10'1" (2.63m x 3.09m)

**Kitchen** 16'2" x 7'8" (4.95m x 2.34m)

#### Utility

#### Downstairs Utility

#### First Floor Landing

**Bedroom 1** 12'5" x 13'3" (3.79m x 4.06m)

**En-Suite** 7'5" x 4'8" (2.28m x 1.43m)

**Bedroom 2** 9'9" x 10'4" (2.99m x 3.15m)

**Bedroom 3** 11'3" x 6'11" (3.43m x 2.11m )

**Bedroom 4** 8'7" x 10'0" (2.63m x 3.06m)

**Family Bathroom** 7'5" x 6'6" (2.28m x 2.00m)

**Garage** 16'10" x 8'9" (5.14m x 2.68m)



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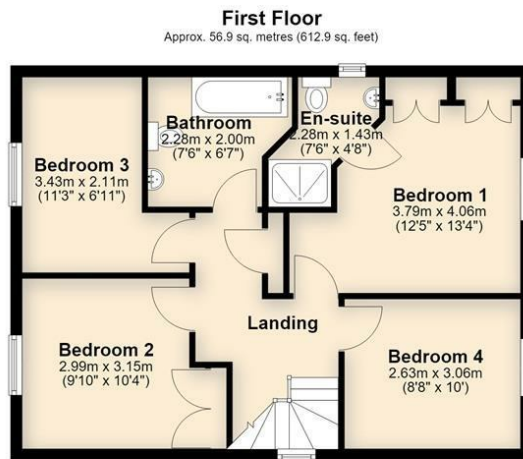
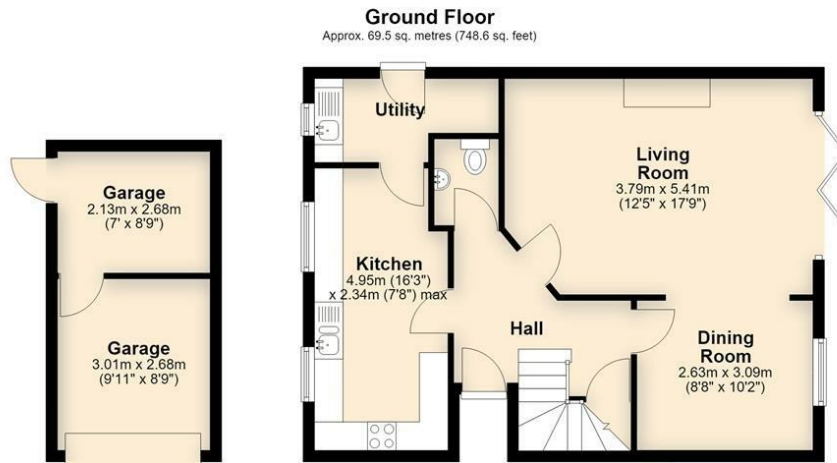


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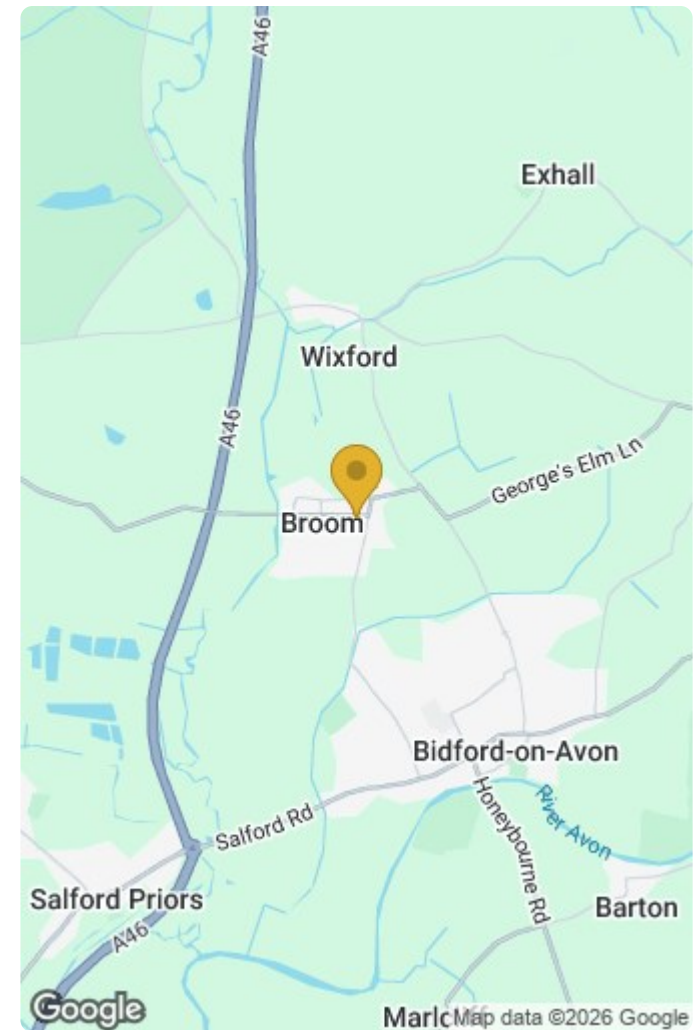


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Total area: approx. 126.5 sq. metres (1361.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	