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HARDEN



Nutty Cottage, Main Street, Bretforton





Nutty Cottage is set in the beautiful village of Bretforton, nestled in the picturesque Cotswold countryside. Dating back in part to 1540, this magnificent 5-bedroom detached cottage, which has been recently modernised and extended by the current owners, exudes warmth, charm and character.

Upon entering, the property welcomes you with a slate tiled hallway leading to a W.C/cloakroom and a cosy snug adorned with exposed stone walls, original flagstone floor and multi-fuel log burner, perfect for relaxing and atmospheric evenings.

The heart of the home, the bespoke made to measure kitchen diner with double doors to the garden, features a handcrafted gin and champagne bar, Verona quartz work surfaces, integrated dishwasher, farmhouse double Belfast sink, Qooker boiling water tap, Perrin & Rowe mixer tap, Everhot range cooker with 3 ovens, hot plate and induction hob, Cotswold stone flooring and oak beams really accentuating the cottage feel.



Bi-folding barn doors lead through to a formal dining room with an open period fireplace and wood flooring, in turn leading to a further beamed sitting room with window and second double doors to garden.









On the first floor, there are four double bedrooms, two of which share a stylish and convenient Jack and Jill bathroom, along with a beautifully designed family bathroom, making the most of eaves and natural materials. Ascend to the second floor to discover another bedroom/office with a modern en-suite bathroom featuring a cast iron roll top claw foot bath.

To the side of this picture-perfect property, there is a double (tandem) garage with one electric EV charger and log store, a pretty, tranquil walled garden with additional log store and power to the garden shed, wrapping around to the rear and offering ample space for outdoor entertainment. Additionally, off-street parking for 2-3 vehicles ensures convenience for residents and guests alike, making this cottage a haven for those seeking a perfect blend of historic charm and modern comforts.

Bretforton is a thriving village tucked away in the heart of the Cotswolds. There is plenty to appreciate in Bretforton, a village shop, an award winning pub, The Fleece Inn, and a popular sports and social club. Local events and activities are plentiful too from drama groups, to a book club, gardening club and not forgetting the ever popular Last night at the Proms, the annual Asparagus Festival and the regular performances of infamous Silver Band, with roots tracing back to 1895.

The village primary school and pre school can be found in the centre. Excellent motorway links to M40 and M5 and the train line from Honeybourne and Evesham to Oxford and London Paddington.

Tenure: We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.



**Nutty Cottage, Main Street, Bretforton, WR11 7JH**

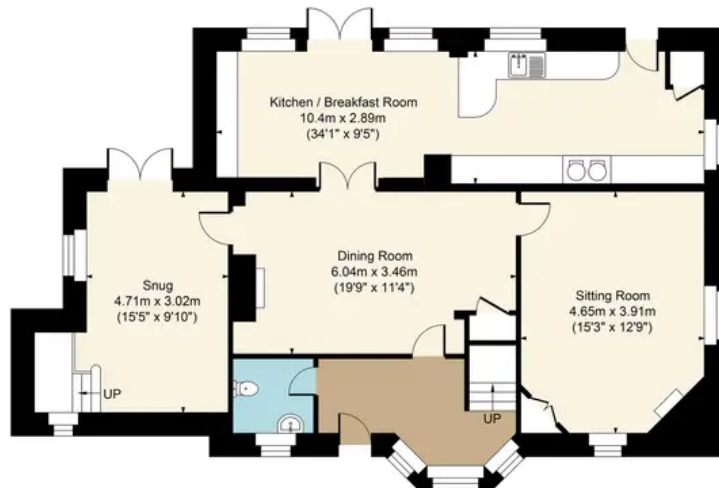
Main House Approx. Gross Internal Area:- 220.04 sq.m. 2368 sq.ft.

Garage Approx. Gross Area:- 30.84 sq.m. 332 sq.ft.

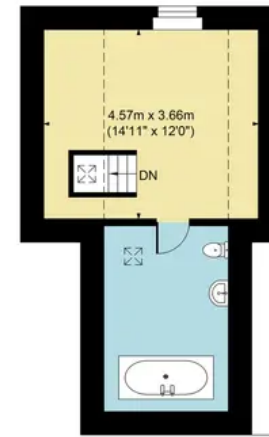
Total Approx. Gross Area:- 250.88 sq.m. 2700 sq.ft.



Garage



Ground Floor



Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

▭▭▭▭ Denotes restricted head height

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