



GUIDE PRICE  
£525,000  
Weston Road  
Bretforton WR11 7HW



## THE PROPERTY

This new bespoke three-bedroom detached home is perfectly positioned on the edge of Bretforton, offering the best of both worlds: immediate access to a vibrant village community and a setting surrounded by open countryside. As a high-specification new build, the property combines modern architectural flair with exceptional energy efficiency.

The home is designed for sustainable living, powered by an eco-friendly air source heat pump with the luxury of underfloor heating throughout the ground floor and radiators upstairs. A key feature of the layout is the spacious sitting room, which connects elegantly to the open-plan kitchen and dining area via a set of double oak doors. When opened, these create a superb sense of flow and light, leading through to the bi-folding doors that open onto the sandstone patio and rear garden. The kitchen itself is a sociable hub, finished with integrated appliances and supported by a practical utility room and cloakroom.

On the first floor, the property offers three well-proportioned bedrooms, each positioned to take advantage of the views across the surrounding landscape. The principal suite features a sleek en-suite shower room, while a contemporary family bathroom serves the additional bedrooms. Externally, the home includes a private driveway and a garage, providing plenty of off-road parking, including an EV Charging Point. This is a rare opportunity to enjoy a high-quality, low-maintenance lifestyle in a bespoke home that truly embraces its edge of village location.

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### ADDITIONAL INFORMATION

Mains, electricity, water and drainage are connected. Central heating via Air Source Heat Pump.

QAssure 10 year Structural Warranty.

Broadband connection and Mobile coverage: Fibre to the property broadband is available. Mobile signal available - see: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)

### SITUATION

Bretforton is a quintessential English village that successfully balances a rich sense of history with a vibrant, modern community spirit. At its heart lies the National Trust-owned Fleece Inn, a legendary 15th-century pub world-renowned for its real ales and traditional events, including the "gloriously bonkers" British Asparagus Festival.

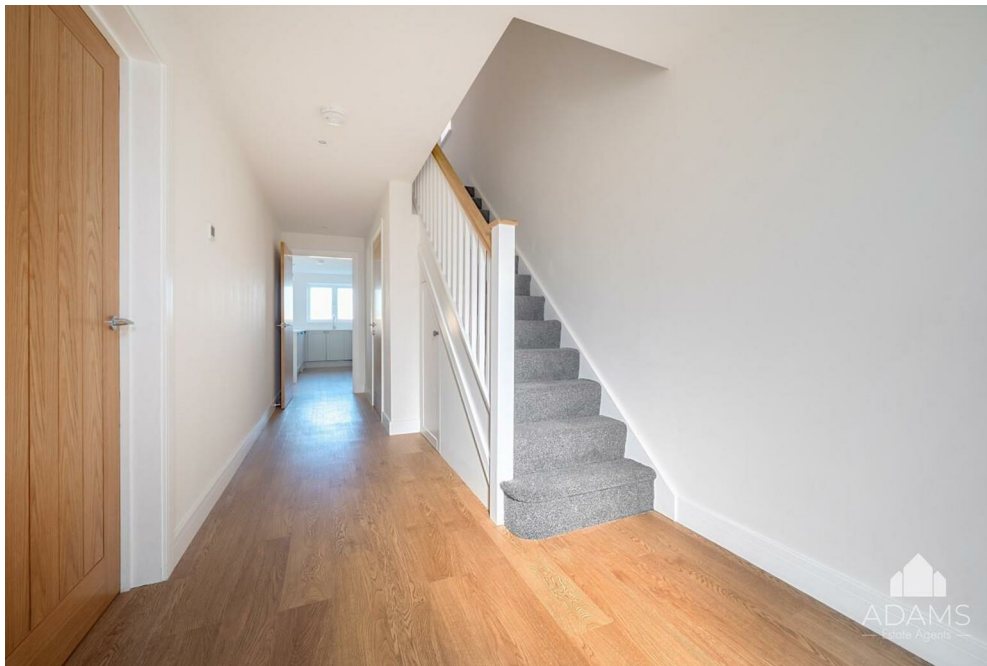
The village's cultural life is exceptionally active. The Bretforton Silver Band, a local institution since 1895, remains a central fixture of village festivities, while the Bretforton Amateur Dramatics (BAD) group brings high-calibre performances to the unique Theatrebarn—a stunning venue that also hosts professional touring shows and comedy.

Everyday life is well-supported by excellent local amenities, including the award-winning Bretforton Community Shop, a highly-regarded First School, and a busy community hall. Beyond the village green, you are perfectly positioned on the threshold of the Cotswolds Area of Outstanding Natural Beauty. While Bretforton offers a peaceful rural retreat, the nearby market town of Evesham provides comprehensive shopping and rail links, with the picturesque gems of Broadway and Chipping Campden just a short drive away.





ADAMS  
— Estate Agents —







## Weston Road, Bretforton, WR11

Approximate Area = 1344 sq ft / 124.8 sq m (excludes garage)

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Wychavon District Council

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 82                      | 89        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2026. Produced for Adams Estate Agents Limited. REF: 1450896



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