



GUIDE PRICE  
£675,000  
Weston Road  
Bretforton WR11 7HW



## THE PROPERTY

Experience the best of modern village living in this new high-specification, four-bedroom detached home. Part of an exclusive bespoke development on the edge of Bretforton, this property is surrounded by countryside, offering a rare opportunity to own a brand-new, energy-efficient home in an edge-of-village setting.

Designed for long-term sustainability, the house is powered by a highly efficient air source heat pump, featuring underfloor heating throughout the ground floor and radiators upstairs. The interior is defined by a magnificent 25ft open-plan kitchen and dining area, complete with a central island and integrated appliances. Bi-folding doors lead directly to the sandstone patio and large rear garden, creating a perfect space for indoor-outdoor living.

The ground floor also features a spacious sitting room accessed via double oak doors, a practical utility room, and internal access to the attached garage. Upstairs, the layout includes four generous double bedrooms, all with views over the neighbouring fields. The principal suite includes fitted wardrobes and a private en-suite, while a modern family bathroom serves the rest of the floor. Complete with a private driveway for multiple vehicles and an EV Charging Point, this home offers a low-maintenance and eco-conscious lifestyle in a sought-after 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://checker.ofcom.org.uk)

### 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 and its famous charity auctions.

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.









## Weston Road, Bretforton, WR11

Approximate Area = 1842 sq ft / 171.1 sq m

Garage = 242 sq ft / 22.5 sq m

Total = 2084 sq ft / 193.6 sq m

For identification only - Not to scale

### TENURE

Freehold

### LOCAL AUTHORITY

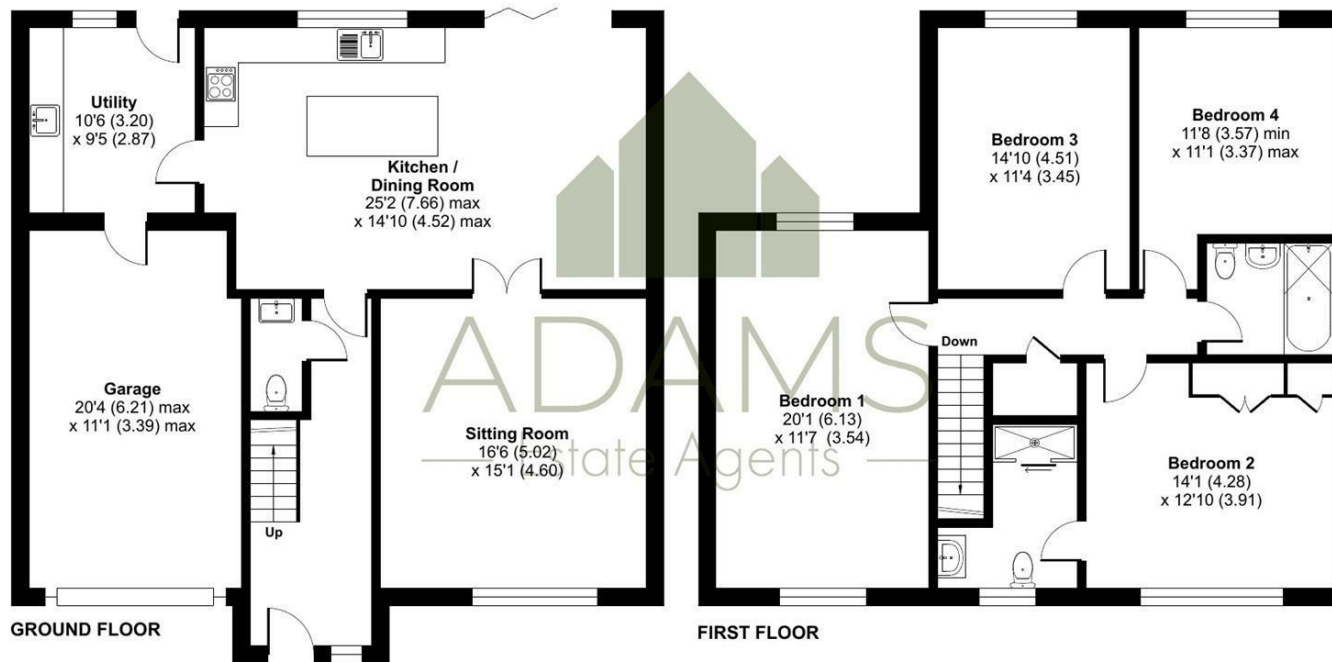
Wychavon District Council

### COUNCIL TAX BAND

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### 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>		83	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). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1450893



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