

Merry Mead Wormington, Broadway, WR12 7NL

Offers over £600,000

3 1 2 E

CHRISTIAN LEWIS PROPERTY



Merry Mead Wormington

Broadway, WR12 7NL

- Offered to the market with lots of potential and scope to make your own
- Parking plus garage and carport
- Large gardens
- Highly regarded village
- Flexible living
- Located on a non estate position

A spacious detached family home positioned within a sought-after hamlet, benefiting from planning permission for a substantial extension and further enhancements.

The accommodation comprises an entrance porch, welcoming hallway, cloakroom, spacious sitting/dining room, conservatory, kitchen/breakfast room, playroom, study/bedroom three, two first-floor bedrooms and a shower room.

Outside, the property enjoys a large, well-maintained garden together with a garage, carport and ample driveway parking.

Merrymead is a well-presented three-bedroom detached home offering versatile and generously proportioned living accommodation in a peaceful semi-rural setting. The ground floor features an entrance porch leading to a central hallway and cloakroom, along with a bright and spacious sitting/dining room complete with a charming wood-burning stove and attractive views across the garden. A substantial conservatory provides additional reception space, while the kitchen/breakfast room is fitted with a range of wall and base units, an integrated AEG oven with four-ring hob, plumbing for both a dishwasher and washing machine, and a practical larder cupboard.

Further ground floor accommodation includes a playroom with built-in storage and views over the front garden, together with a versatile study which could also serve as a third bedroom. Upstairs are two well-proportioned double bedrooms and a modern shower room.

The property previously had planning permission for a substantial two-storey rear extension, offering excellent scope to enlarge and enhance the existing accommodation. Full details and plans are available on the Tewkesbury Borough Council planning portal under reference 21/00929/FUL.





Offers over £600,000



Additional Information
Tenure: We understand that the property is for sale Freehold.
Local Authority: Tewkesbury Borough Council
Council Tax Band: We understand that the Council Tax Band for the property is Band E
EPC Rating: E

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Outside
Merrymead occupies an impressive plot with beautifully established gardens surrounding the property. To the front, timber gates open onto a generous driveway providing parking for several vehicles, with an area of lawn to the side leading to the carport and garage, which benefits from power, lighting and direct access into the conservatory.

A pedestrian gate leads through to the attractive west-facing rear garden, featuring a large paved terrace ideal for outdoor entertaining, alongside well-maintained lawns, mature trees, shrubs and planted borders. The garden also incorporates productive vegetable beds, two garden sheds and a practical wood store.

Anti Money Laundering & Financial Regulations
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



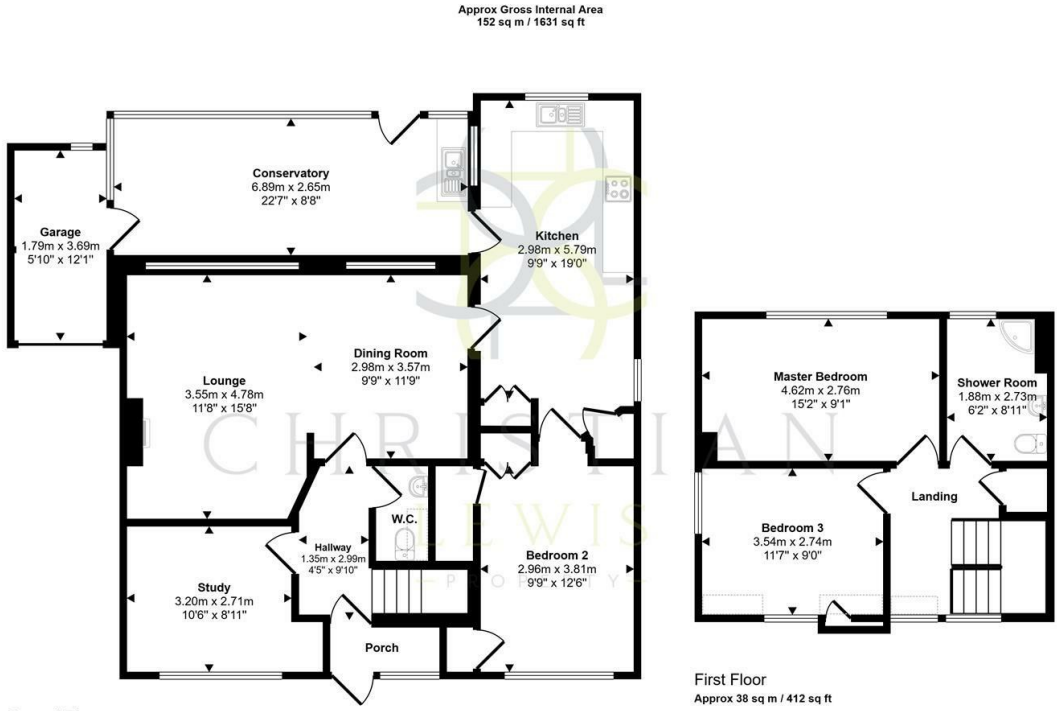







POP FLIP COOK!
BOSH!

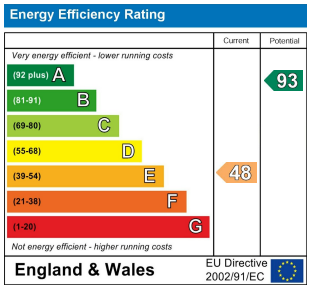
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk