27B Merrybrook, Evesham, WR11 2QF

Offers over £500,000

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CHRISTIAN LEWIS PROPERTY

27B Merrybrook

Evesham, WR11 2QF

- A delightful dormer style home positioned at the top of Merrybrook
- Three double bedrooms, three bathrooms
- Backing out onto open countryside to the rear
- Single garage and parking

A DELIGHTFUL DORMER STYLE DETACHED HOME IN A WONDERFUL POSITION

Occupying a prime position at the head of the highly regarded Merrybrook, this substantial detached property offers over 1,600 sq ft of versatile and well-proportioned living accommodation.

Nestled within an exclusive enclave of similar high-quality homes, the property enjoys a peaceful setting with attractive open countryside views to the rear.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway that provides access to the principal ground floor rooms. The spacious lounge offers an excellent space for relaxation and entertaining, while the impressive open-plan kitchen and dining area forms the heart of the home, providing a sociable environment for modern family living. Complementing the kitchen is a useful utility room, offering additional storage and practicality. The ground floor further benefits from a contemporary shower room and a generously sized double bedroom, making the layout ideal for those seeking flexible living arrangements.

To the first floor, the property continues to impress with two exceptionally spacious double bedrooms, both enjoying the luxury of their own en-suite facilities. The principal bedroom is further enhanced by a range of fitted wardrobes, providing ample storage while maximising the available floor space.

Externally, the property is equally appealing. A large driveway to the front provides ample off-road parking for multiple vehicles and leads to a single garage. To the rear, the beautifully maintained and well-stocked garden offers a private and tranquil outdoor retreat, featuring an array of mature planting and backing directly onto open countryside, creating a wonderful sense of space and seclusion.

This is a rare opportunity to acquire a spacious and beautifully positioned home within one of the area's most desirable residential settings.

Offers over £500,000

Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band E
EPC Rating C

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 £60 (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.

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.

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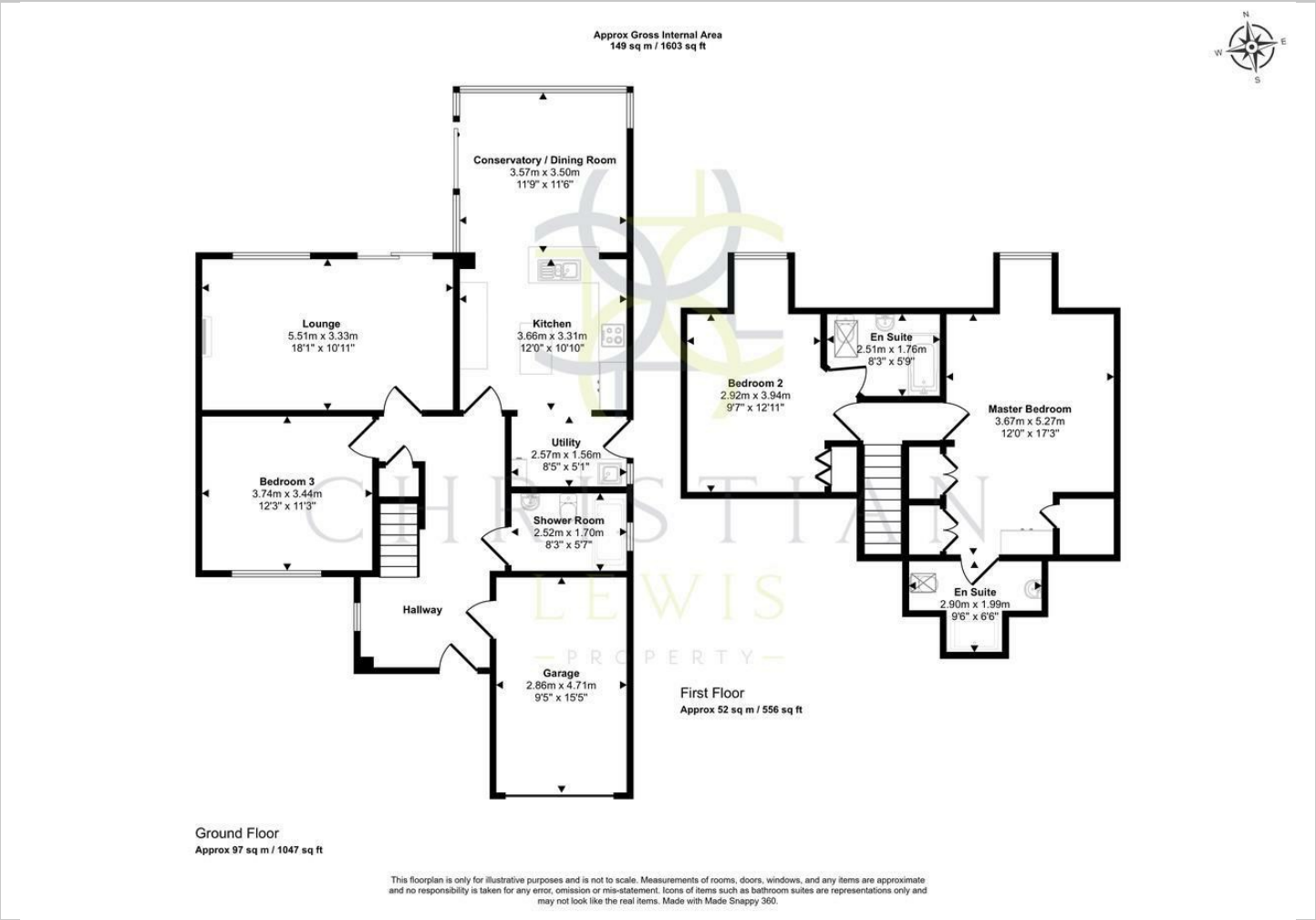
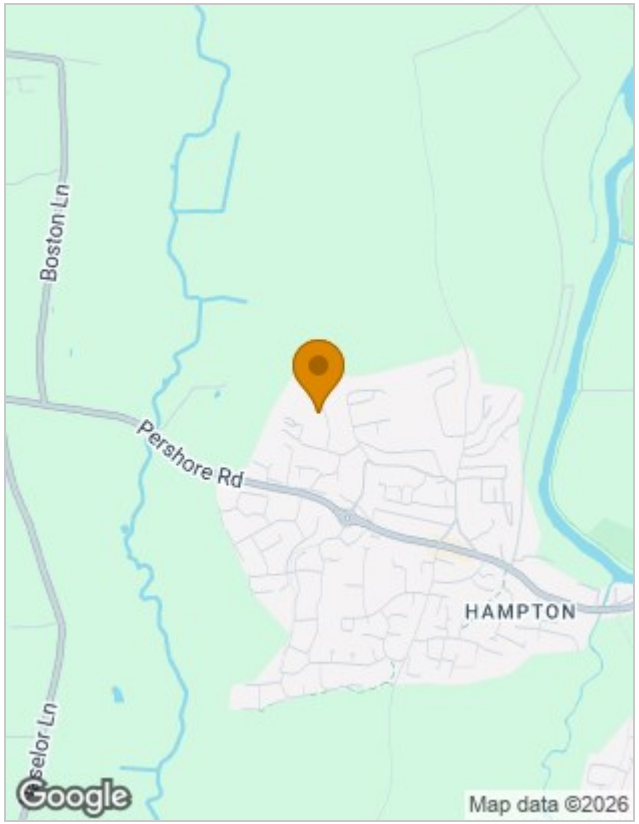
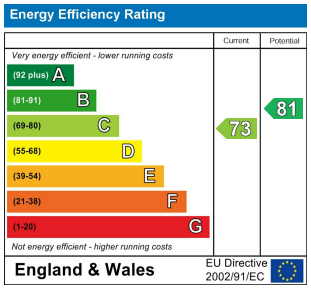
Floor Plans



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.

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