2 Cornmill Close, Pershore, Elmley Castle WR10 3JH

Offers in the region of £475,000

4 2 2 D

CHRISTIAN LEWIS PROPERTY

YOU CAN'T BUY
HAPPINESS
BUT YOU CAN BUY
WINE
AND THAT KIND OF
THE SAME THING
ON LOVE
LAUGHTER
GOOD WINE
BREAD
CHRISTIAN
LEWIS

2 Cornmill Close

Elmley Castle
Pershore, WR10 3JH

- A fabulous detached property located in one of Bredon Hills most sought after villages
- Peaceful and quiet cul de sac position - located right at the end of the road
- It must be viewed in person to be truly appreciated
- Scope to create an ensuite to the master
- Greatly extended
- Ample parking plus single garage
- Four bedrooms
- Fantastic local school catchment

Tucked away at the end of a quiet cul-de-sac in the highly regarded village of Elmley Castle, 2 Cornmill Close is a beautifully presented detached property offering generous living space, landscaped gardens, and excellent parking. Thoughtfully extended and enhanced over the years, the home now provides a versatile layout ideal for modern family life.

The ground floor opens with a entrance hall and a convenient cloakroom. The spacious sitting room, complete with a large bay window, enjoys an abundance of natural light and serves as a comfortable retreat for both everyday living and relaxed entertaining. To the rear, the impressive open-plan kitchen/breakfast/dining room acts as the heart of the home, featuring a stylish range of wall and base units, solid oak worktops, and a central breakfast island. High-quality integrated appliances include a washing machine, dishwasher, double oven, and American fridge/freezer. French doors lead directly from this space onto a paved terrace, seamlessly blending indoor and outdoor living.

Upstairs, the principal bedroom is part of the substantial double-storey extension and benefits from a wall of built-in wardrobes as well as a dedicated dressing room, which has been designed with plumbing provisions in place should the next owner wish to add an en-suite shower room. Three further well-proportioned bedrooms and a family bathroom complete the first floor.

Outside, The property occupies a desirable corner position at the end of a peaceful cul-de-sac. To the front, a neatly maintained lawn is bordered by mature hedging, while a private driveway provides ample parking and access to the garage, which is fitted with power, lighting, and an electric roller shutter door for convenience.

The rear garden is particularly generous in size and has been thoughtfully landscaped to provide a balance of beauty and functionality. Predominantly laid to lawn, it is complemented by an array of mature shrubs and trees.

Offers in the region of £475,000

Elmley Castle

Elmley Castle is in many ways the quintessential English village. The main street – wide and tree lined with traditional black and white cottages and an historic pub – leads up to the 11th Century church. Within easy walking distance there is an excellent primary school, village hall, playing field and cricket club. The village nestles beneath the northern slopes of Bredon Hill, a Cotswolds outcrop over which there are numerous paths and bridleways. Secondary schools and comprehensive amenities for every day needs can be found in the nearby market towns of Pershore (4 miles) and Evesham (7 miles). Worcester and Cheltenham offer more extensive shopping, leisure facilities and a wider choice of schools. The mainline railway stations at Pershore and Evesham provide a train service to London Paddington and the M5 junctions at Worcester and Tewkesbury are approximately 9 miles away.

Additional Information

Tenure: Freehold
Local Authority: Wychavon District Council
Council Tax Band: Band
EPC Rating: D

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.

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.

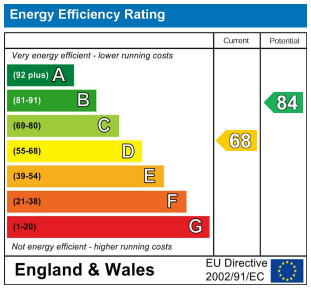
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

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