7 Russett Meadow, Pershore, Drakes Broughton WR10 2GP

Offers in the region of £615,000

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CHRISTIAN LEWIS PROPERTY

7 Russett Meadow

Drakes Broughton
Pershore, WR10 2GP

- 5 Bedroom Detached House
- Ensuite to Two Bedrooms
- Immaculately Presented
- Solar Panels Added
- Still Under New Home Warranty
- Double Detached Garage
- Spacious Living With 3 Reception Rooms
- Idyllic Village Location
- Air Conditioning To Bedroom 1 & Kitchen
- Provides Great Network & Rail Links

Situated within The Orchards development in the sought-after village of Drakes Broughton, this exceptional five-bedroom detached residence offers an outstanding combination of contemporary luxury, energy-efficient living, and idyllic Worcestershire countryside surroundings.

Constructed in 2024 and extending to approximately 2,370 sq ft, this beautifully appointed family home has been thoughtfully designed to provide elegant, versatile living space throughout. Immaculately presented and finished to an exceptional standard, the property effortlessly balances sophisticated style with everyday practicality.

The heart of the home is the impressive open-plan living accommodation, perfectly suited to modern family life and entertaining. It is one of 3 generously proportioned reception rooms which provide exceptional flexibility, whether utilised as formal dining and sitting rooms, a home office, playroom, or media lounge. Large windows and contemporary finishes create a bright, welcoming atmosphere.

Upstairs, five beautifully presented double bedrooms offer spacious and comfortable accommodation, including a luxurious principal suite. Three stylishly appointed bath/shower rooms ensure convenience and comfort for both family living and visiting guests.

Designed with sustainability in mind, the property benefits from solar panels and air conditioning in the kitchen & master bedroom, delivering enhanced energy efficiency and year-round comfort. Externally, the home enjoys a commanding presence within this exclusive development, complemented by a detached double garage and extensive driveway parking for up to six vehicles.

The Orchards is a popular, modern development located in the charming village of Drakes Broughton, a thriving Worcestershire community renowned for its village atmosphere, excellent local amenities, highly regarded schools, and convenient transport links. The historic Georgian market town of Pershore is just a short drive away.

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Important 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 G
EPC Rating B (Further Improvements Such As Solar Panels Installed After Rating)

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.

AML 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.

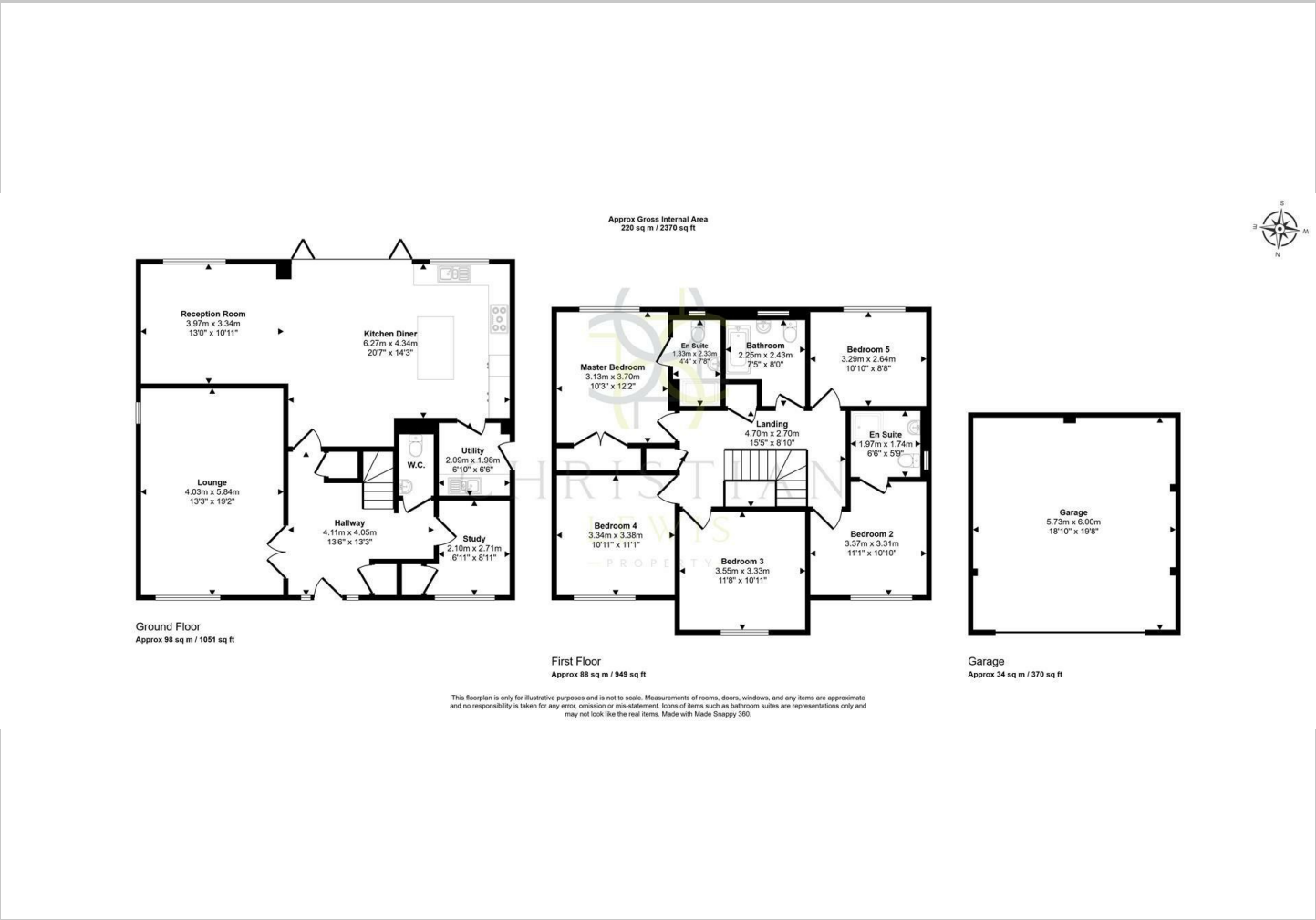
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

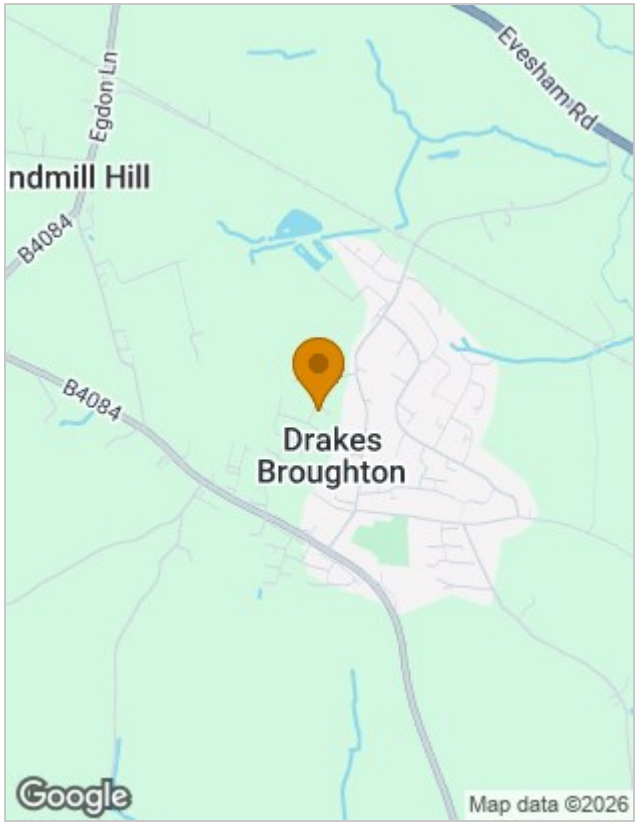
Estate Charges

Whilst the property is Freehold, there is an annual Estate charge which is as follows: £263.16 chargeable by 12 instalments of £21.93

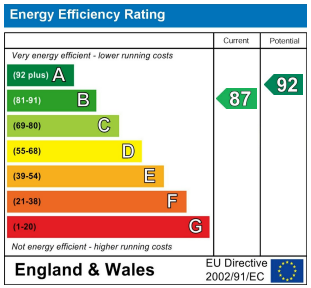
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore Office on 01386 555368
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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