

Orchard House Mill Lane, Drakes Broughton, WR10 2AF

Guide price £800,000

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CHRISTIAN LEWIS PROPERTY



Orchard House Mill Lane

Drakes Broughton, WR10 2AF

- A substantial detached family home situated on a superb plot
- Development potential (STPP)
- Beautiful well stocked gardens
- Garage & ample driveway parking
- Offering scope to remodel and renovate the existing home
- Non estate position with large sweeping driveway
- Offered to the market with no onward chain

AN IMPOSING DETACHED FAMILY HOME OFFERED TO THE MARKET WITH POTENTIAL TO REMODEL AND EXTEND TO CREATE YOUR DREAM FAMILY HOME

Orchard House occupies a highly sought-after non-estate position, set within a generous and private plot that offers a wonderful sense of seclusion and space. Approached via a long sweeping driveway leading to an attractive turning circle, the property immediately creates an impressive first impression and enjoys a setting that is rarely found. Offered to the market with no onward chain, Orchard House presents an exciting opportunity for its next owners to acquire a substantial family home and make it their own for years to come.

One of the property's most notable features is undoubtedly its enviable position and the privacy afforded by the mature grounds. Homes occupying plots of this size and nature are becoming increasingly difficult to find, making this a unique opportunity for a wide range of purchasers.

The well-proportioned accommodation is both versatile and practical, comprising an entrance porch, welcoming lounge, separate study ideal for home working, bright conservatory overlooking the gardens, formal dining room, fitted kitchen, utility room and a convenient ground floor WC. The layout provides excellent space for both everyday family living and entertaining guests.

To the first floor, there are four well-sized bedrooms, offering comfortable accommodation for families of all sizes. These are complemented by a shower room, family bathroom and separate WC, providing convenience and flexibility for modern living.

Externally, the property continues to impress with extensive off-road parking, a double garage and beautifully maintained, well-stocked gardens. The mature grounds are a particular highlight, featuring an abundance of established planting, lawns and seasonal colour, creating a picturesque backdrop throughout the year.





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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.

Important 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 F
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.



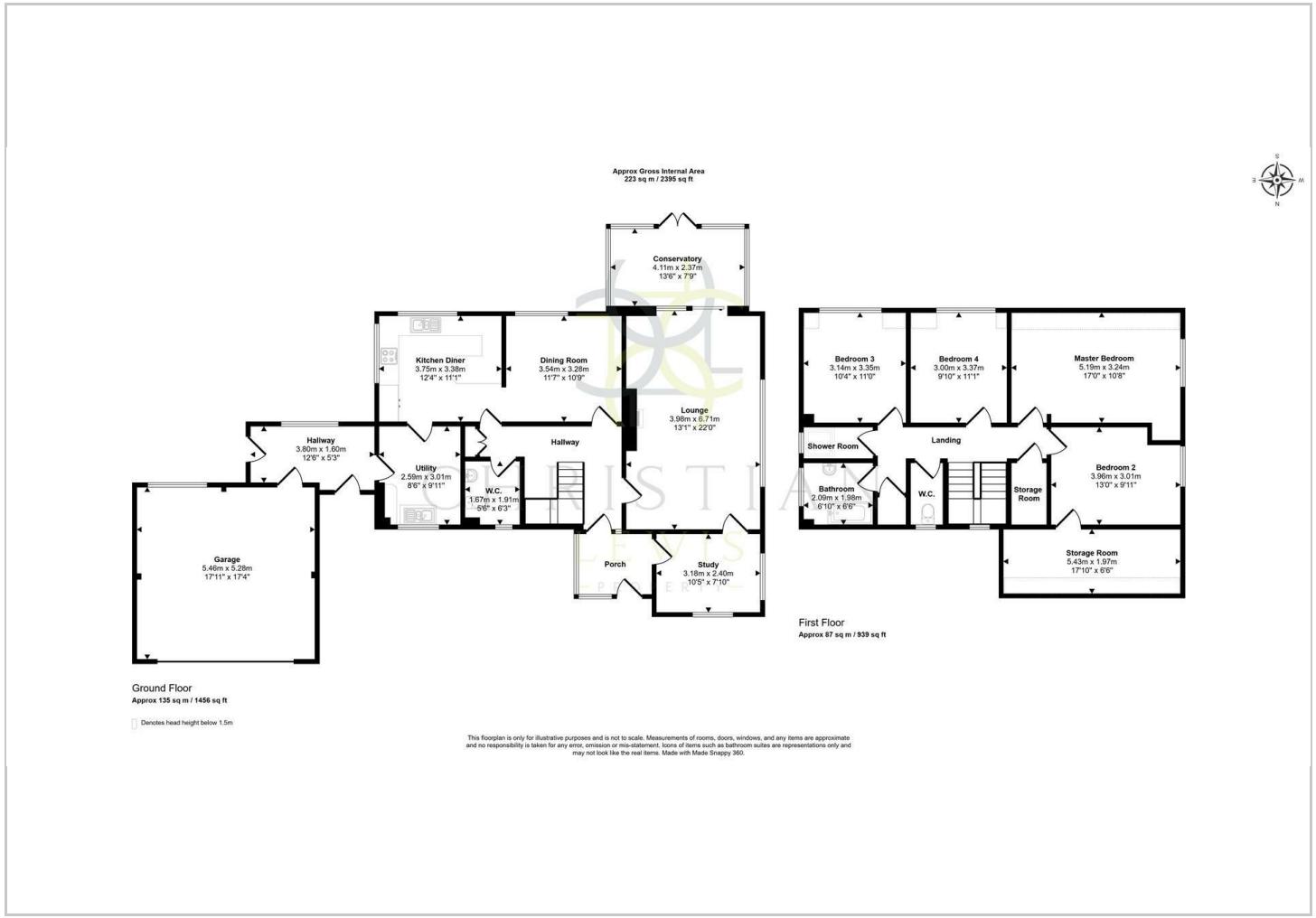




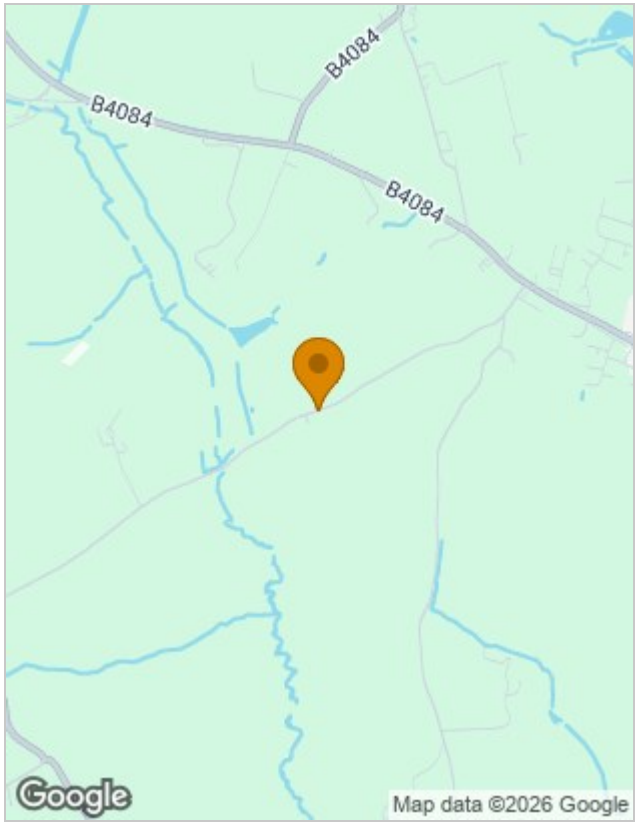




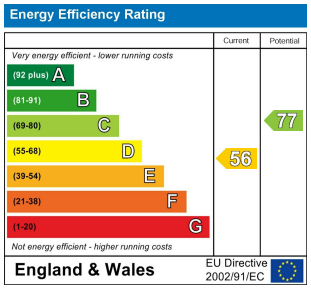
Floor Plans



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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