



Arabin , Broadway, WR12 7NL

Offers in excess of £700,000



CHRISTIAN  
LEWIS  
PROPERTY



CHRISTIA  
LEWIS

# Arabin

Broadway, WR12 7NL

- A beautifully presented and refurbished cottage
- Over 1,750sqft
- Driveway and parking
- Spacious and flexible accommodation with various different reception rooms
- Overlooking open fields in the heart of Wormington
- Quality fixtures and fittings throughout
- Three bedrooms, three bathrooms
- It must be viewed in person to be truly appreciated

Arabin is a charming and beautifully presented black and white cottage, occupying a delightful position with open views across surrounding fields, in the highly sought-after and well-regarded village of Wormington.

Thoughtfully restored and sympathetically refurbished by the current owners, the cottage successfully combines period character with a light and spacious feel. Retaining a wealth of traditional features, the accommodation has been carefully enhanced to create a warm and inviting home of considerable charm. This exceptional property offers a rare opportunity to acquire a cottage of genuine character in such a desirable village setting and, as such, an internal viewing is strongly recommended to fully appreciate all that it has to offer.

The accommodation comprises a welcoming porch leading into a spacious dining hall, a living room featuring a striking double-sided log burner, and a conservatory with a tiled roof that offers a bright and airy space to relax and enjoy the garden views. The fully fitted kitchen is appointed with bespoke cabinetry and granite worktops, complemented by a practical utility room and a convenient WC.

Upstairs, there are three bedrooms, two of which benefit from ensuite bathrooms and fitted wardrobes, alongside a well-appointed family bathroom, providing flexible and comfortable living for family and guests.

Outside, the property boasts a well-stocked garden mainly laid to lawn, offering a serene and private space. A large, secure patio area provides a safe environment for dogs or the perfect spot for outdoor entertaining. The driveway provides off-road parking for a couple of vehicles, adding convenience and practicality to this charming home.



## Additional Information

**Tenure:** Freehold

**Local Authority:** Tewkesbury

**EPC Rating:** F

**Council Tax Band:** 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.

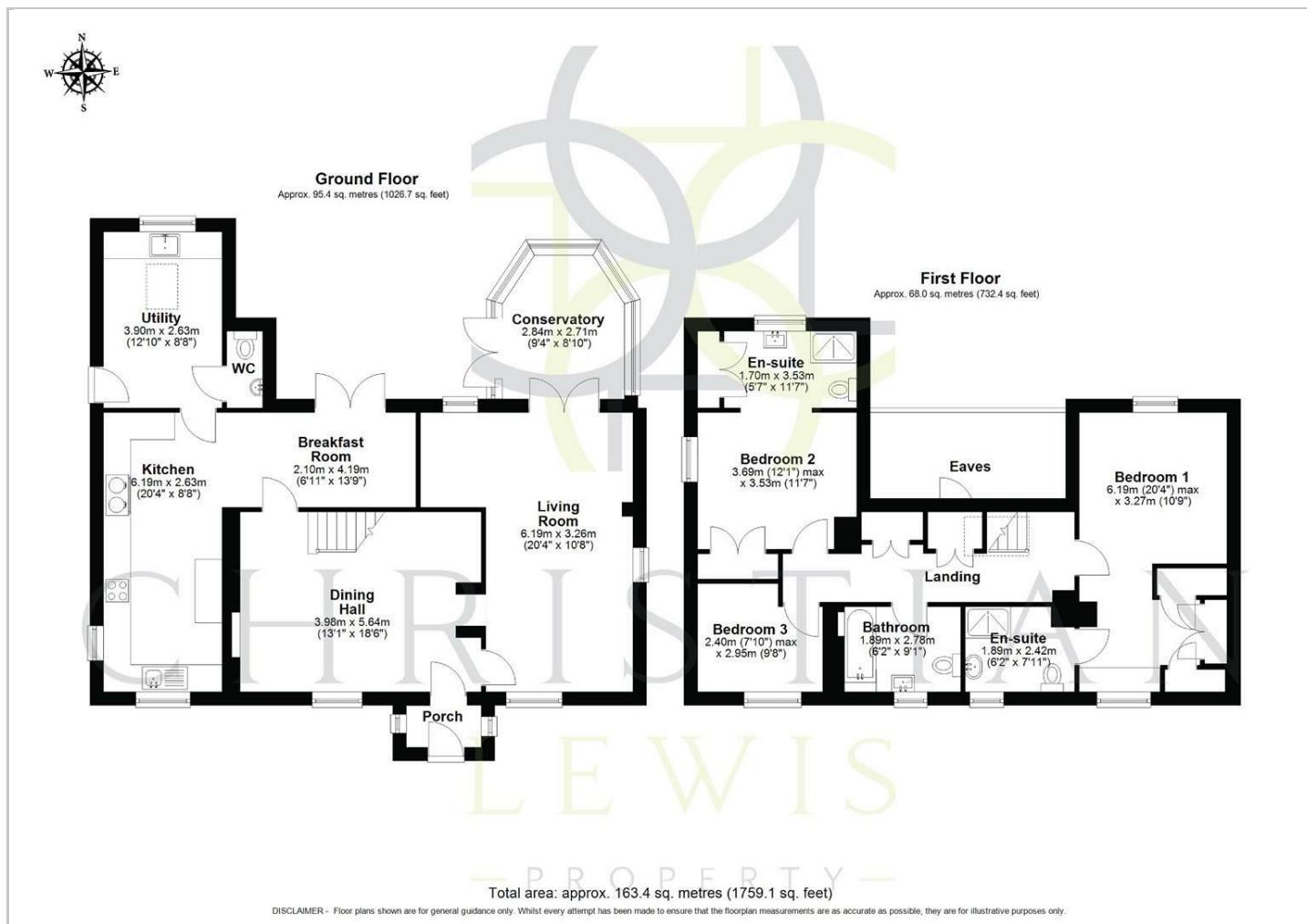






CHRISTIA  
LEWIS

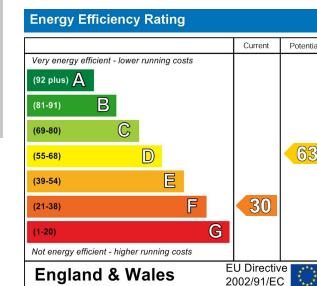
## Floor Plans



## 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.