



25 Meadow Way, Evesham, Harvington WR11 8PJ

£400,000





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# 25 Meadow Way

Harvington  
Evesham, WR11 8PJ

- A fabulous Lion Court home in a truly superb position
- Large driveway providing parking for multiple cars
- In the heart of the village and walking distance to all of the village amenities
- Three bedrooms, two bathrooms,
- Landscaped rear gardens
- Show home condition

## A FABULOUS DETACHED FAMILY HOME WITH A SUPERB OUTLOOK OVER OPEN FIELDS

An excellent opportunity to acquire a beautifully presented, turn-key home finished to an exceptional standard throughout, offering true "show home" condition. One of the standout features of this modern property is its enviable position within the development, boasting an attractive open outlook to the front, enhancing both privacy and overall appeal.

For commuters, the nearby Evesham mainline station offers direct services to London Paddington in under two hours. There are excellent public transport links to Evesham and Stratford-on-Avon, as well as easy access to Junction 6 of the M5 motorway.

Situated in the highly sought-after village of Harvington, this home combines contemporary living with a desirable semi-rural setting, making it ideal for families and professionals alike. The village boasts an outstanding-rated primary school and an award-winning farm shop and café.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a spacious and comfortable lounge, a convenient ground floor WC, and a stylish open-plan kitchen/diner designed for modern living and entertaining. A separate utility room adds further practicality to the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with its own ensuite shower room, alongside a modern family bathroom serving the remaining bedrooms.

Externally, the home continues to impress with beautifully landscaped sunny rear gardens, providing an ideal space for relaxation and outdoor entertaining. To the front, there is a generous driveway offering ample off-road parking.



### 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 D

EPC Rating B

Estate charges apply

### 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 £30 (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.

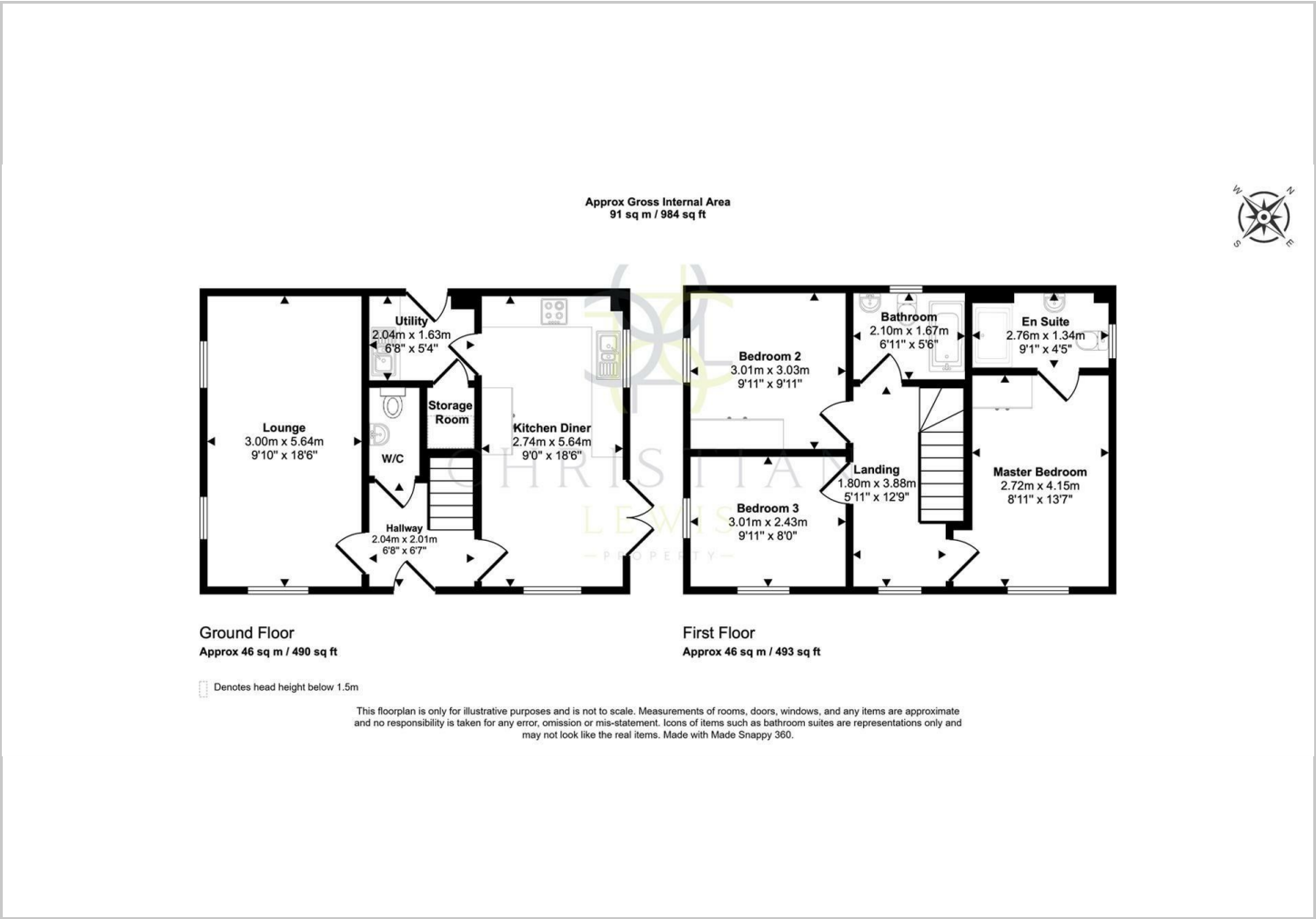
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans



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.

Location Map



Energy Performance Graph

