



The Hawthorns Merriman Close, Worcester, WR7 4RY

Offers in the region of £550,000





# The Hawthorns Merriman Close

Worcester, WR7 4RY

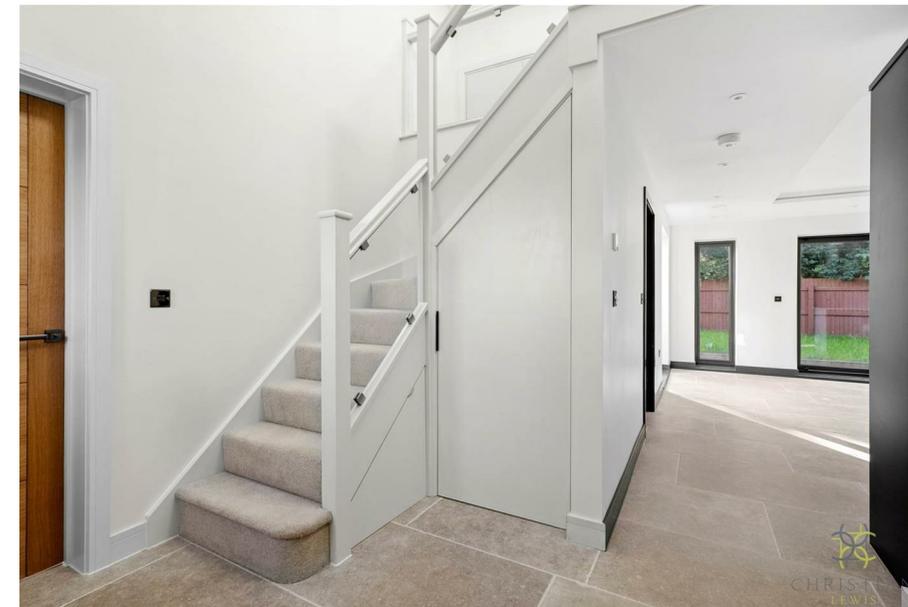
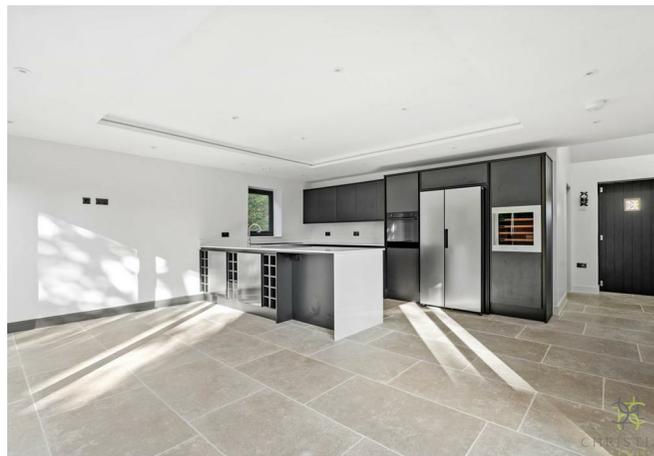
- An individually built detached home
- Great spec
- Solar panels
- Underfloor heating on the ground floor
- Ample parking
- Offering flexible accommodation
- Peaceful location
- Energy efficient
- Samsung air source heat pump
- Single garage

An individually built detached home with high end fixtures and fittings.

Nestled in the sought-after village of Stoulton, this detached dormer residence seamlessly blends contemporary style with energy-efficient living. Designed with comfort and sustainability in mind, the home features underfloor heating on the ground floor, a Samsung air source heat pump, and solar panels—offering both environmental benefits and reduced energy costs. A standout feature is the living room's striking vaulted ceiling, adding a sense of space and elegance.

Covering approximately 1,535 square feet, the thoughtfully laid-out interior is perfectly suited to downsizers or small families. The ground floor includes a generously sized primary bedroom with a modern en-suite, a stylish kitchen equipped with premium Samsung appliances, and a practical adjoining utility room. The bright and airy living room, enhanced by the vaulted ceiling, creates an inviting space for everyday living or entertaining. Upstairs, two additional double bedrooms and a family bathroom provide flexible accommodation for guests or growing families.

Externally, the property offers a private garden, a single garage, and ample off-road parking—all set within a tranquil village environment ideal for enjoying outdoor living.



#### Location

Stoulton is a peaceful rural village that offers the charm of countryside living while remaining well-connected to essential amenities. The nearby market town of Pershore provides a range of shops, supermarkets, and local services, while Worcester—just six miles away—offers an even wider selection of retail outlets, restaurants, cafés, leisure facilities, and the Worcestershire Royal Hospital. Worcester city centre also features a vibrant mix of high street brands and independent boutiques.

For commuters, Worcester Parkway Station is conveniently close, offering direct rail connections to Birmingham, London Paddington, and other key destinations. Regular bus services also link Stoulton with surrounding villages and towns, including Drakes Broughton, Pershore, Evesham, and Worcester.

Families will find a variety of well-regarded schools in the area. These include The King's School and Nunnery Wood High School in Worcester, Pershore High School, and St. Barnabas C of E First & Middle School in Drakes Broughton. Also nearby is Bowbrook House School in Peopleton—winner of the 2024 Independent School of the Year award—making the location particularly attractive for families with children of all ages.

#### 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.

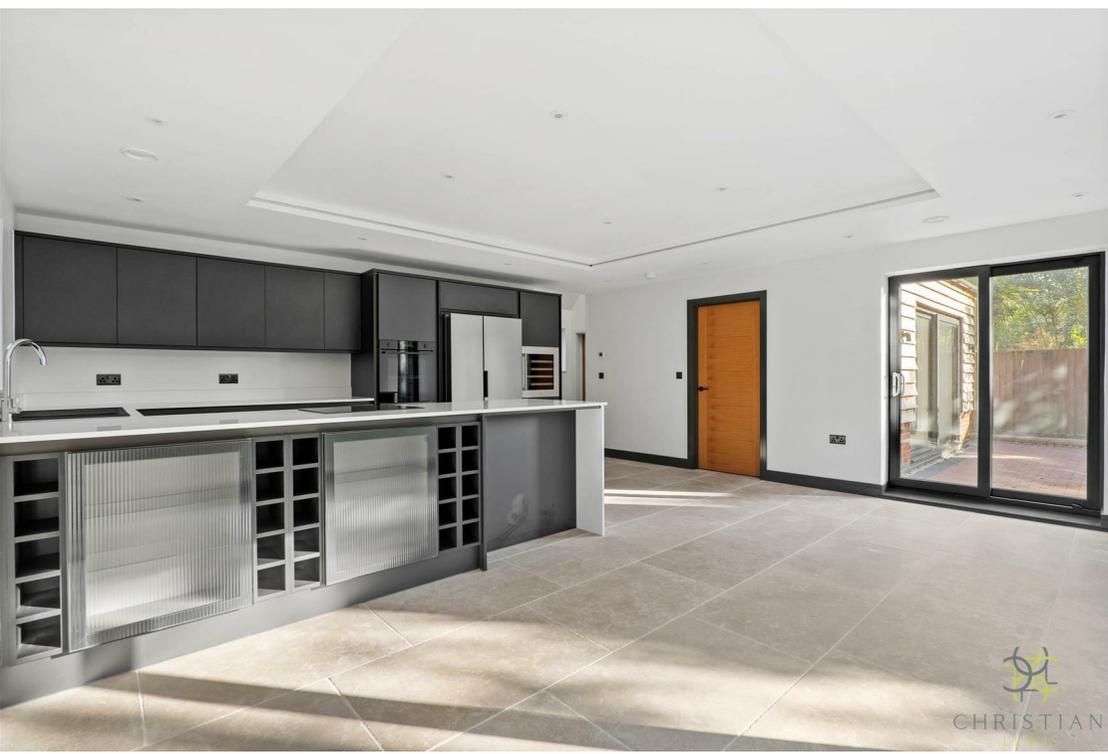
#### Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band for the property is Band E

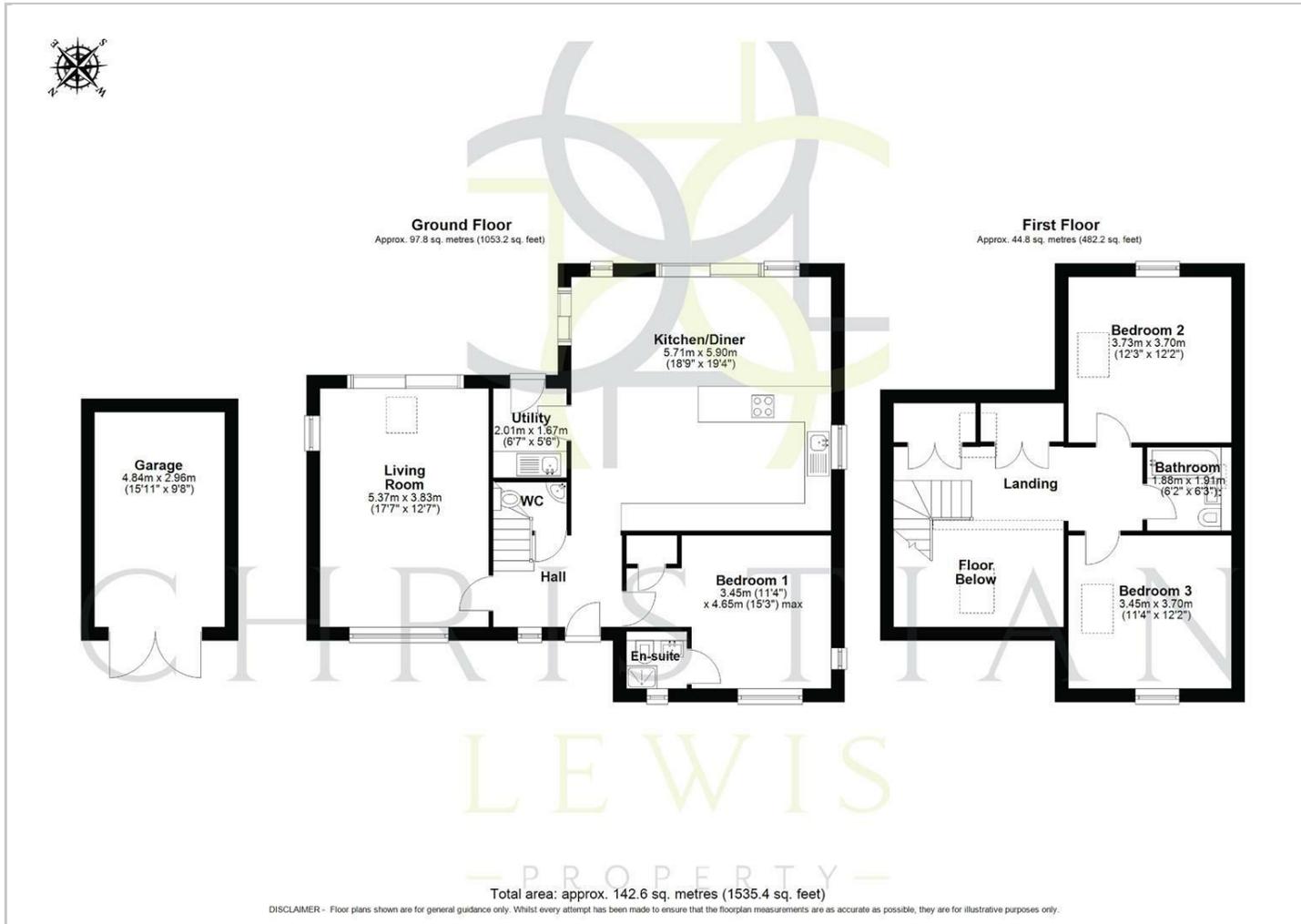
EPC Rating:



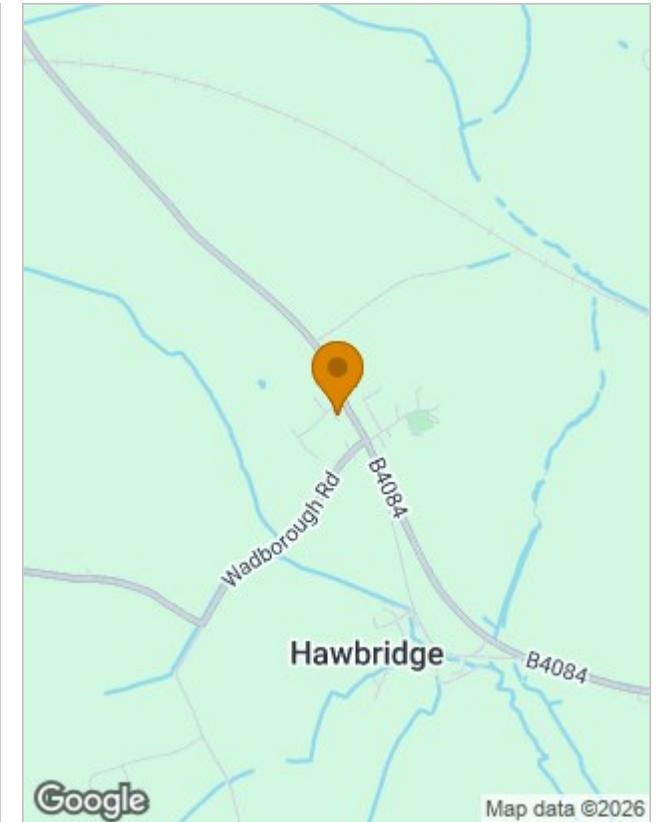


CHRISTIAN  
LEWIS

## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.