



**, Lenchwick**

Seasons, Lenchwick, WR11 4TG

Jeremy  
McGinn & Co 



# Offers In The Region Of £425,000



Situated in the beautiful semi-rural hamlet of LENCHWICK, part of the Vale of Evesham, surrounded by picturesque Worcestershire countryside and within a short drive the stunning rural villages of The Lenches, a deceptively spacious Detached family home with large Rear Garden, a Garage and parking for up to four vehicles.

The property currently has TWO large Bedrooms, one of which lends itself so easily to be divided into two separate rooms, both with windows, making this into a THREE Bedroom home.

There is also good potential to extend the rear double bedroom over the ground floor extension (subject to pp) to create a much larger bedroom space with ensuite.

The ground floor offers excellent family living space to include; a Reception hall with Cloakroom area and internal access to the garage, Downstairs WC, large open-plan Dining room and Living room with two sets of french doors opening to the garden, along with an expansive Breakfast Kitchen with a comprehensive range of cupboards, a walk-in Pantry, Understairs Cupboard, three x triple glazed windows to two aspects and an open fireplace.

Upstairs, the landing opens to a modern fitted Bathroom and the two large Bedrooms. One with built-in wardrobe and the other with a open walk-through wardrobe with partition wall concealing it from the bed area.

Outside, the large Rear Garden which backs onto private land, is another desirable feature of this





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property. Mainly laid to lawn with a central gravelled path winding up the garden passing two seating areas and various shrub and flower borders along with several attractive garden trees including two silver birch and an apple tree.

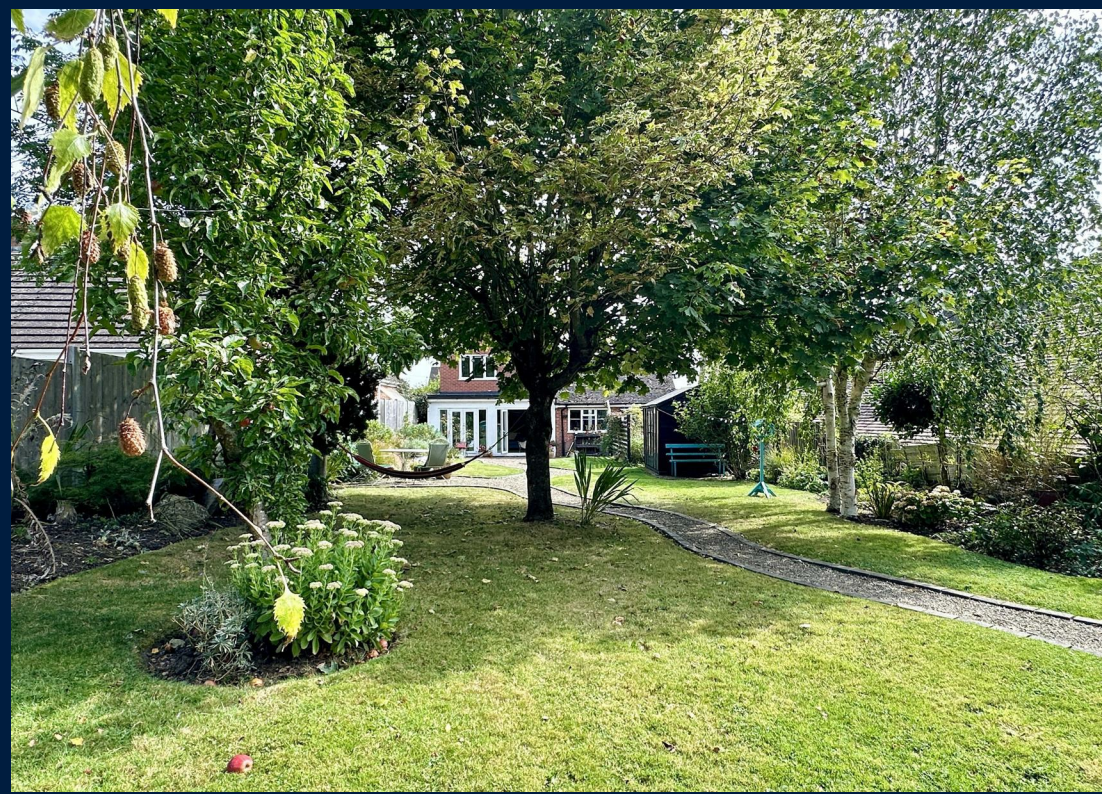
A garden studio sits mid-way with electric supply and lighting.

To the front there is a lawned front garden with a gravelled Driveway providing parking and access to the GARAGE with electric garage door.

A truly unique 'family-size' property with much potential to adapt to add a third bedroom.







**Tax Band: E**

**Council: WYCHAVON**

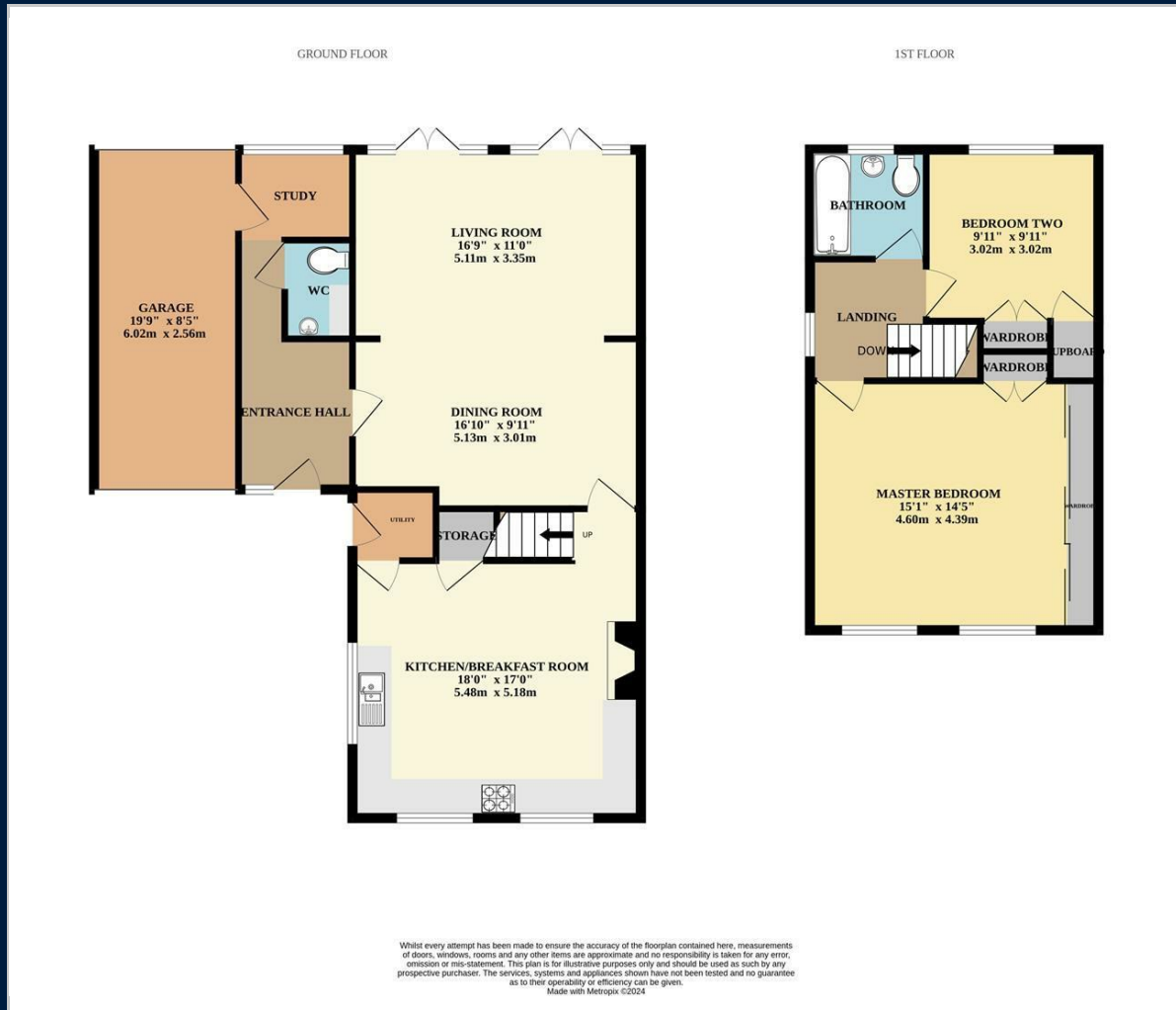
**Tenure: Freehold**

Norton and Lenchwick is a civil parish in the Wychavon district, in the county of Worcestershire, England. The parish population in 2021 was 1,056 and contains the village of Norton and the hamlet of Lenchwick.

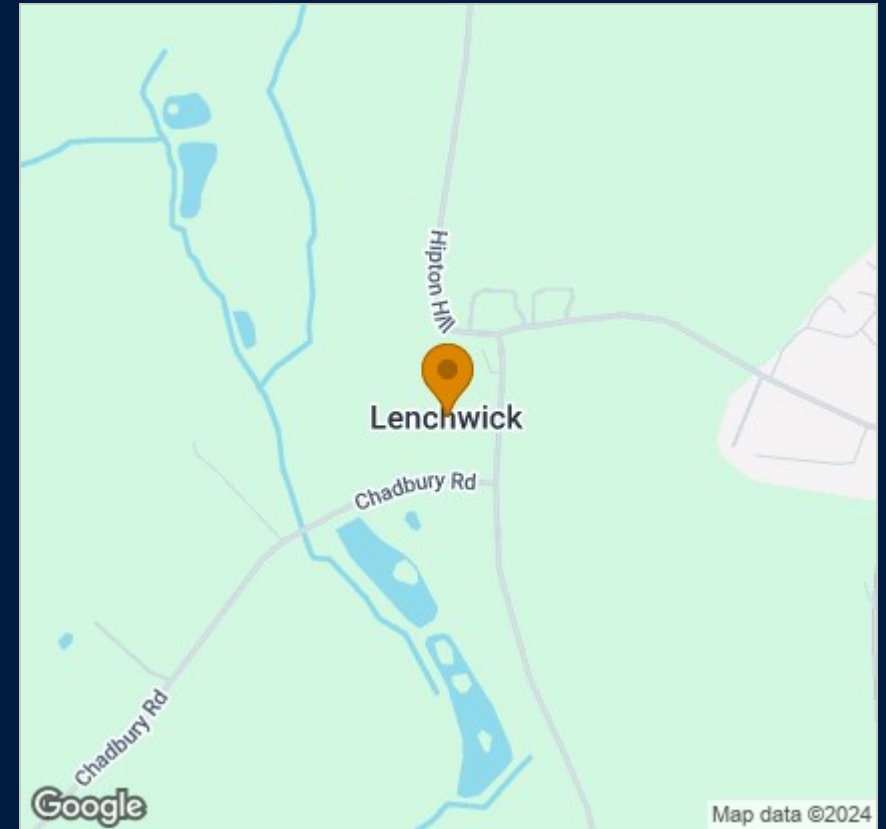
Lenchwick has good access to major A-roads and the town of Evesham where there is a vibrant community with an abundance of independent and High Street stores and supermarkets. The good road links provide swift access to the Midlands Motorway network including the M5 & the M40. There is also a train station in Evesham with connections to Worcester and London.



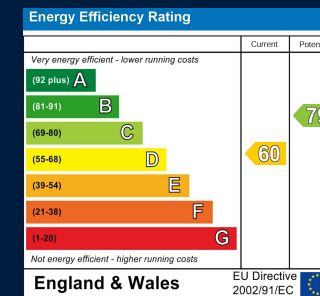
# Floor Plan



# Map



# Energy Performance



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