



The Beeches

Church Lench, WR11 4UG

Johnsons
PROPERTY CONSULTANTS



The Beeches boasts a light interior and sense of generous space, whilst beautifully balancing warmth and a real feeling of home.





The Beeches

Atch Lench Road, Church Lench, WR11 4UG

Offers over £500,000

Nestled in a sought after Lenches village, this stunning detached dormer bungalow presents an enticing opportunity for those seeking a harmonious blend of countryside tranquillity and modern living. Boasting a generous garden plot and backing onto picturesque countryside, this property presents a rare opportunity to relish the beauty of nature while being within easy reach of nearby towns.

The ground floor features an impressive array of living spaces, including an ambient living room perfect for relaxing evenings with loved ones, a well-appointed kitchen with beautiful views out onto the garden, and a separate dining area perfect for family meals or intimate gatherings. The utility room adds a practical touch, offering additional storage space and functionality.

There are two good-sized double bedrooms on the ground floor, providing flexibility for accessibility or great additional space for families or guests. On the first floor is another good sized double bedroom, which lends itself to a variety of uses and is sure to provide a private retreat. There is a family shower room and additional W/C accessed on the ground floor.





Local amenities

- 0.2 miles Bus stop
- 2.0 miles Convenience Store
- 2.2 miles Public House
- 2.4 miles Farm Shop
- 5.0 miles GP Surgery
- 5.2 miles Train station





One of the standout features of this property is the generous garden plot that envelops the residence, offering a private oasis and offers opportunities for relaxation, entertaining, and outdoor activities.

The property also benefits from a private driveway and boasts three garage spaces to provide ample storage for vehicles, bicycles, or equipment.



The property is located within a beautiful semi-rural village, offering plenty of opportunity to embrace a country lifestyle without compromising on the convenience of nearby towns. Whether you enjoy morning walks, picnics in the sun, or simply gazing at the stars on a clear night, this property provides the perfect backdrop for an idyllic lifestyle.

Church Lench is the largest of the Lenches villages, located approximately 6 miles north of the market town of Evesham. The village benefits from a range of facilities including a church, village hall, pre-school group and local sporting clubs. The nearby village of Harvington provides access to a convenience store and public houses, with larger supermarkets accessible a short commute away in Evesham, Pershore or Alcester. It is the perfect chance to enjoy rural serenity but still having access to convenience within reasonable distance.

Local schools (within a six mile radius)

- First** Church Lench CofE First School
Harvington CofE First School
- Middle** St Egwin's CofE Middle School
Blackminster Middle School
- Secondary** Prince Henry's High School
The De Montfort School
Pershore High School
Alcester Grammar School
- SEN** Vale of Evesham School

Useful information:

Council Tax: Band E
Payable to Wychavon District Council

Tenure: Freehold

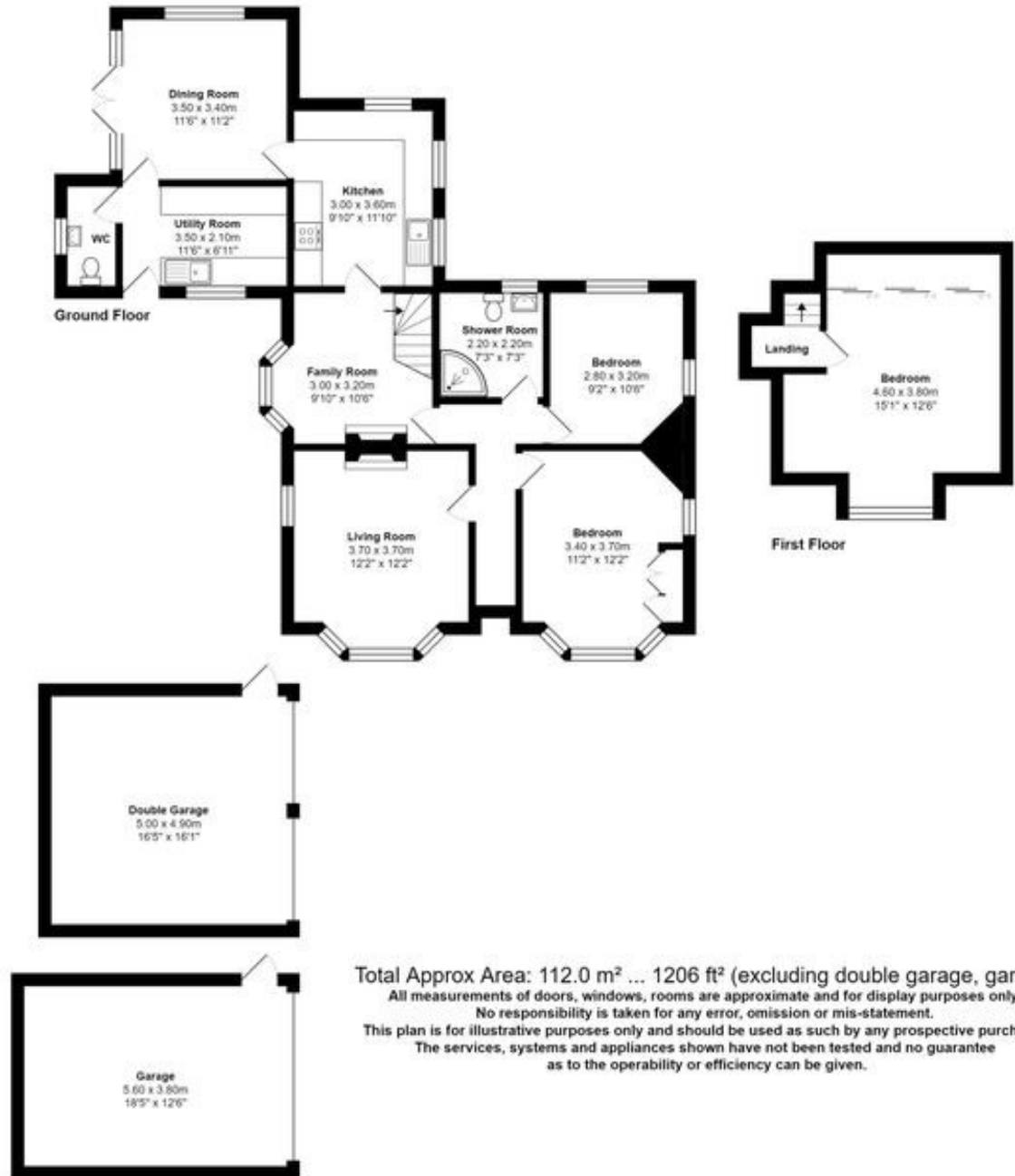
Parish: South Lenches

What3Words: correctly.sparks.stall

Windows: Fully double glazed

Heating: Boiler/radiators, mains gas

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The Energy Performance Certificate for this property is: E (52)

There is potential for the property to move to: B (91)

More details can be found at:
www.find-energy-certificate.service.gov.uk



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any matters that are likely to affect your decision to buy, please contact us before viewing the property.