



# Whitsun Cottage

Abbots Lench | Worcestershire

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PROPERTY CONSULTANTS





For indicative purposes only.

Picture-perfect cottage in the heart of The Lenches countryside



# Timeless charm, modern comforts



Abbots Lench,  
Abbots Court, WR11

Tucked away in the peaceful and picturesque village of Abbots Lench, this stunning three-bedroom cottage combines timeless charm with modern comforts. Surrounded by the rolling Worcestershire countryside, it offers a rare opportunity to enjoy rural living without compromising on contemporary style or convenience.

Inside, the home is brimming with character, from the exposed brick fireplace and solid fuel burner in the cosy living room to the elegant roll-top bath and double shower in the family bathroom. The heart of the home is the bright and spacious kitchen/breakfast room, complete with sleek bi-fold doors that open out to a generous patio, perfect for entertaining or enjoying a quiet morning coffee.



3



1,138 sq ft



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# Bright, spacious cottage

## Ground Floor

The welcoming living room creates an inviting retreat, featuring an exposed brick fireplace with timber mantel and a solid fuel burner. At the rear of the home is the impressive kitchen and dining space. Fitted with modern cabinetry and high-end appliances, this space is as functional as it is stylish. Bi-fold doors stretch across the back wall, flooding the room with natural light and seamlessly connecting the indoors to the patio and garden beyond.

## First Floor

The property offers three generous double bedrooms, offering comfortable and flexible accommodation. Whether you're looking for a family home, space for guests, or a home office, the layout is versatile to suit your lifestyle.

The elegant, luxurious bathroom features a classic white suite, including a stunning roll-top bath and a separate double shower cubicle. It's a space that blends vintage charm with practical modern fittings.

## Outside

The enclosed rear garden is both pet- and child-friendly, featuring a generous patio area ideal for barbecues and summer dining, lush lawns, and a dedicated play area for little ones to explore safely.

To the front, the property offers private driveway parking for two vehicles. The mature planting and well-maintained borders offer a welcoming first impression and set the tone for the rural charm that continues throughout the home.





## Situation

Hidden in the Worcestershire countryside, Abbots Lench is peaceful, picturesque, and steeped in rural charm. As the smallest of the Lenches villages, it offers a true escape from the hustle and bustle, while still benefiting from close-knit community spirit and proximity to nearby amenities.

Nature lovers and outdoor enthusiasts can explore miles of scenic country and riverside walks. Plus, historic landmarks and National Trust treasures are within easy reach.

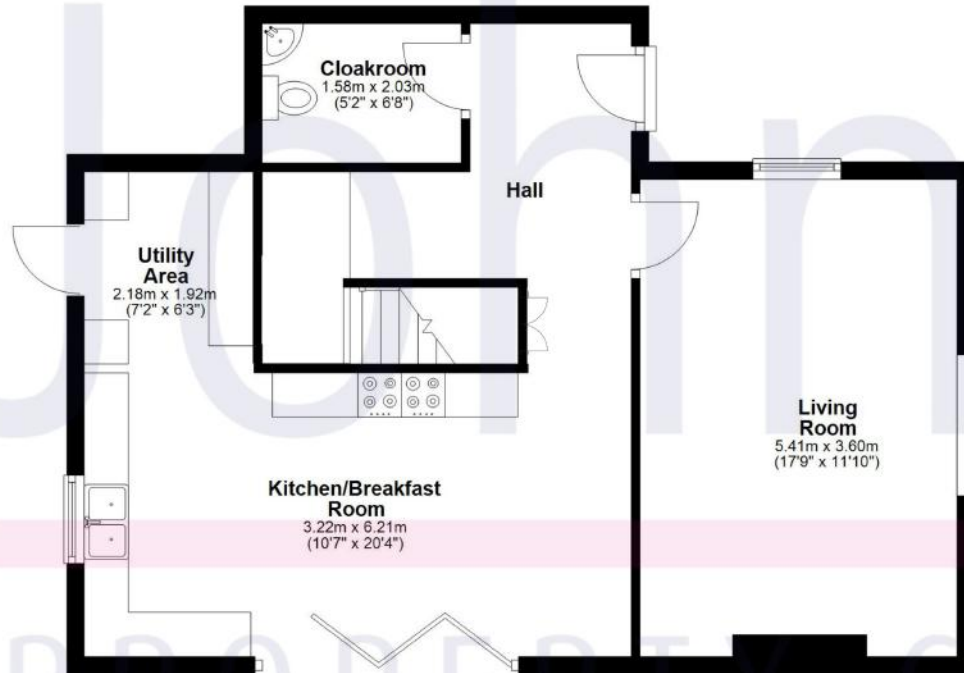
Evesham and Pershore, both just a short drive away, offer a blend of retail, leisure, arts, and culture, alongside excellent transport links including direct trains to London and Worcester. With a choice of highly-rated schools and nurseries nearby, this charming cottage offers an idyllic lifestyle and practical family living.





## Ground Floor

Approx. 60.7 sq. metres (653.1 sq. feet)



## First Floor

Approx. 45.1 sq. metres (484.9 sq. feet)



Total area: approx. 105.7 sq. metres (1138.0 sq. feet)

## Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Broadband: Ultra-fast 1000Mbps \*

## Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

## Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

## Local Authority

The property is located within the jurisdiction of Wychavon District Council and is placed in Council Tax Band E.

## Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

## Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

## Directions

Take the A4184 from Evesham.  
At the roundabout, take the first exit towards The Lenches, then immediately turn right.  
Continue on Hipton Hill and Evesham Road.  
At Church Lench, turn left onto Ab Lench Road.  
The property is situated on the right.

## Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

# Selling?



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### Travel Distances

Evesham - 6.2 miles    Redditch - 12.8 miles  
Worcester - 13.4 miles



### Nearest Stations

Evesham - 5.6 miles  
Worcestershire Parkway - 12 miles



### Nearest Airports

Birmingham Airport - 28.9 miles  
London Heathrow - 94.1 miles





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