



Sandstones

Rous Lench | Worcestershire

Johnsons
PROPERTY CONSULTANTS



For indicative purposes only.

Luxury living meets rural charm in the heart of the Lenches

Countryside sanctuary



The Green, Rous Lench,
Worcestershire WR11

Nestled in the desirable semi-rural village of Rous Lench, this stunning detached property blends stylish open-plan interiors and picturesque countryside living. Extended in 2018 and enhanced with solar panels and underfloor heating, this home caters to contemporary lifestyles while embracing the beauty of its surroundings.

With panoramic views over protected countryside, a showstopping kitchen, and spacious, flexible living areas, this property is designed for those who crave comfort, style, and a connection with nature. Whether you're enjoying a quiet evening by the fire, hosting a garden party on the patio, or working from the tranquil garden room, every detail has been considered to create the ultimate countryside sanctuary.



2



2



2,156 sq ft



01386 761515



sales@johnsons-property.co.uk



johnsons-property.co.uk





Sleek and comfortable

Ground Floor

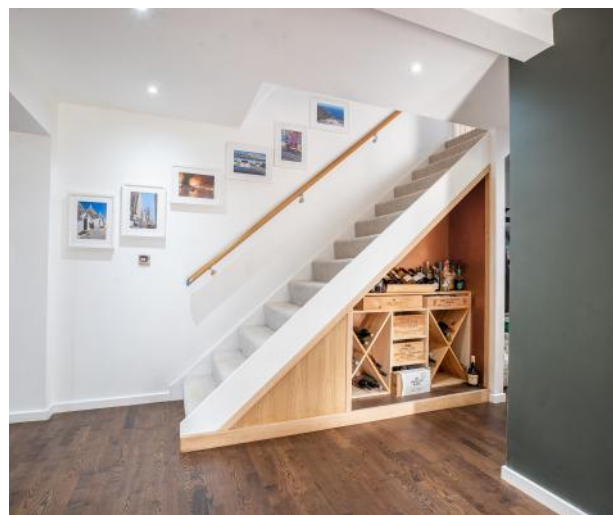
A light-filled entrance hallway leads into the open-plan space that forms the heart of the home. The space blends a premium kitchen, a sociable dining zone, and a luxurious living room. The sleek kitchen features black granite worktops, three ovens, two warming/proving drawers, a wine cooler, an induction hob, and a hot/filtered cold water tap. The living area invites you to relax in style with its feature fireplace and wood burner. A home office with oak units adds functionality and flexibility for a third bedroom.

First Floor

Upstairs, the property continues to impress with two spacious, beautifully decorated double bedrooms. Each offers ample natural light and peaceful views, making them ideal retreats at the end of a busy day. The layout maximises comfort and storage, offering versatile options for families, couples, or those needing guest space.

Outside

The landscaped front garden sets a welcoming tone, while the south-west facing rear garden offers unspoiled views over rolling protected countryside. A garden room offers year-round flexibility for a gym, studio, or office. The single and rear workshop provides additional space.



The Lenches

Situation

The Lenches form a cluster of picturesque villages in Worcestershire. Rous Lench is celebrated for its rural tranquillity, community spirit, and breathtaking natural surroundings. The village hall hosts regular events including pub nights, live performances, and the much-loved pig roast on the green.

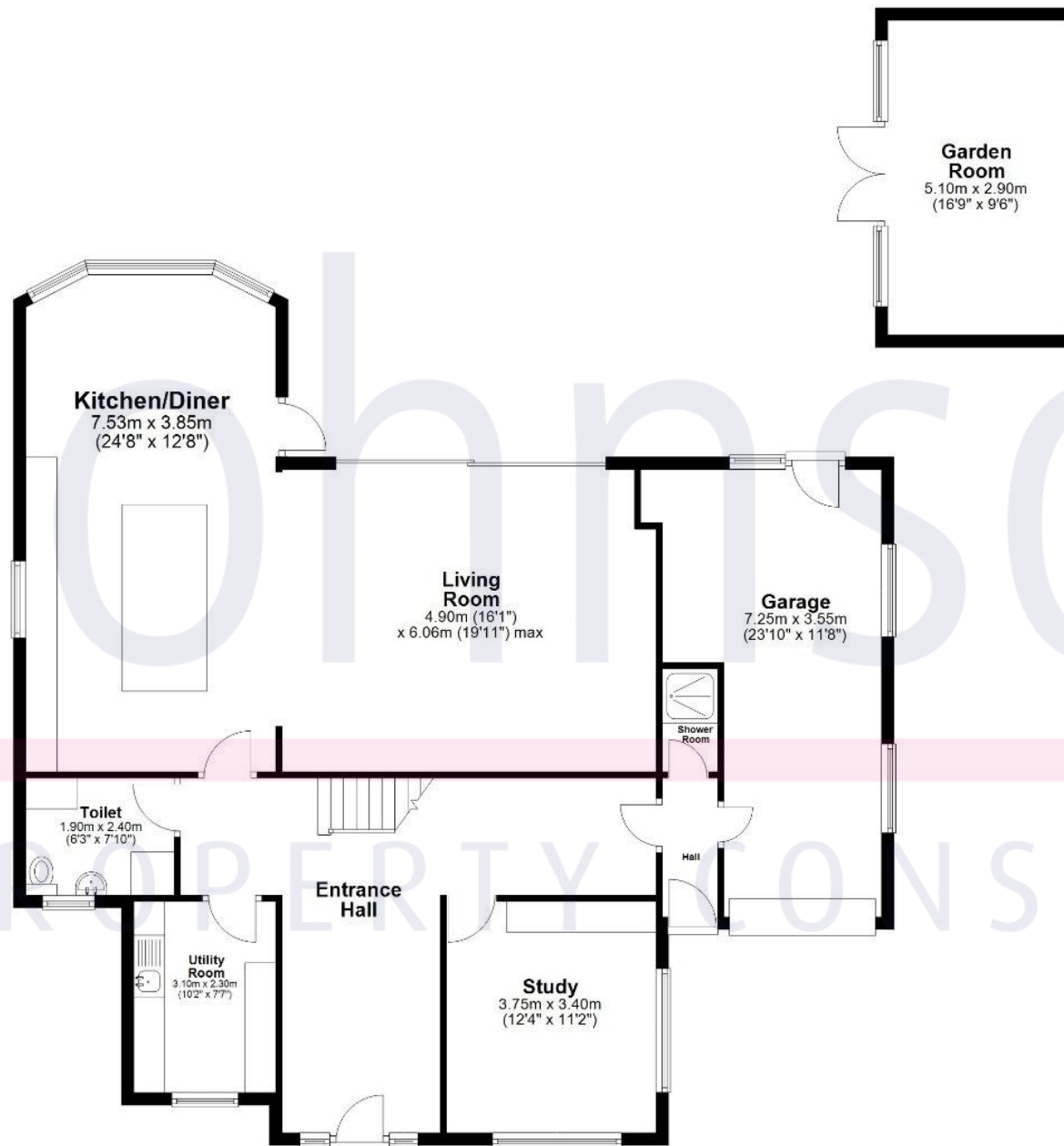
The bustling market town of Evesham is just a short drive away, offering supermarkets, restaurants, independent shops, and riverside walks. Evesham railway station offers direct trains to London Paddington.

Homes here are rare on the market, and this one in particular offers a truly exceptional opportunity.



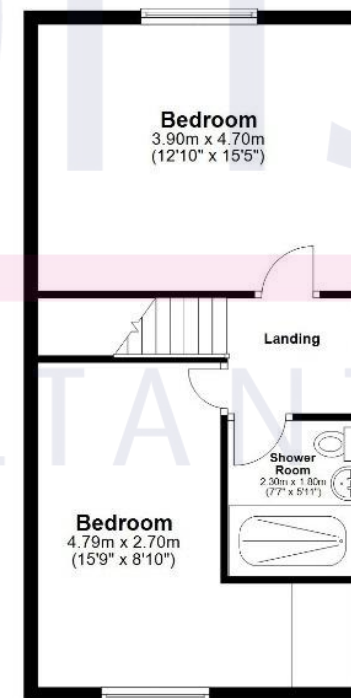
Ground Floor

Approx. 154.8 sq. metres (1665.8 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 200.3 sq. metres (2156.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and subject to change without notice. Prospective buyers or tenants should verify all information independently.
Plan produced using PlanUp.

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: Super-fast 80Mbps *

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 F.

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.

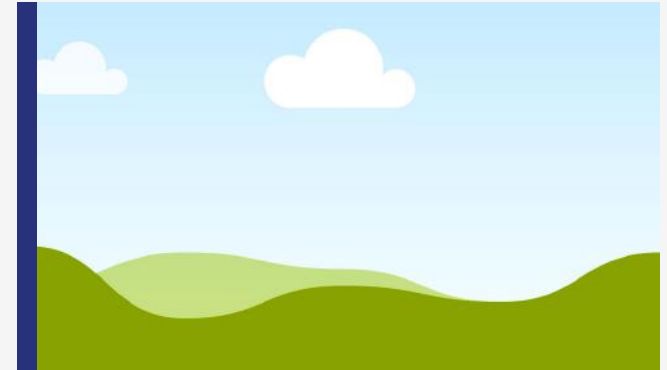
Directions

Take the A4184 from Evesham. At the roundabout, take the first exit onto The Squires and immediately turn right. Continue on Hipton Hill and Evesham Road. At Church Lench, turn right onto Main Street, then left onto Low Road. At Rous Lench, the property is situated on the far side of The Green.

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.



Selling?



Scan for an instant market
report on your home.



Travel Distances

Evesham - 7.3 miles Redditch - 11.7 miles
Worcester - 12.3 miles



Nearest Stations

Evesham - 6.7 miles Redditch - 10.7 miles
Worcestershire Parkway - 12.4 miles



Nearest Airports

Birmingham Airport - 27.8 miles
London Heathrow - 95.9 miles



Steve Anderson

Residential Sales Consultant

(01386) 761515

steve.anderson@johnsons-property.co.uk

Johnsons
PROPERTY CONSULTANTS

