



The Cottage
Rous Lench | Nr Evesham | WR11 4UJ

THE COTTAGE

A detached period cottage in the heart of a sought after village close to town. With 2.5 acres of stunning grounds, the property has four double bedrooms, family bathroom, three reception rooms, a conservatory, kitchen, utility room, four garages, a workshop, outbuildings, an orchard, wildlife areas, ponds, children's play area and parking. With excellent family living space and plenty of scope to extend this property offers something for everyone.



Ground Floor

The front door is a solid wooden period door that leads into the entrance hall. The sitting room is exceptionally spacious with a bay window, wood burner and a set of double doors leading to the conservatory and a staircase leading to the first floor. The views from both the sitting room and conservatory are stunning and the conservatory has double doors leading to the patio area overlooking the ponds and formal gardens. The sitting room has an open fire set in a period surround with windows on both sides, original beams and doors; leading through to an equally spacious dining room that is currently used as a music room. The kitchen has a door to the garden, windows on both sides with garden views, ample storage, a double sink and a separate utility room. A second more spacious entrance hall with downstairs cloakroom has the second staircase that leads to the first floor and leads directly into the rear garden.













First Floor

There are two staircases leading to the first floor, one from the sitting room and one from the other end of the house. On the first floor, you have four bedrooms, two extremely spacious double bedrooms, with windows on both sides, giving fantastic views of the garden, grounds and countryside. The other two double bedrooms also enjoy delightful views. The family bathroom has a shower, bath, WC and basin.











Outside

The property is approached along a lane and through double wooden gates into a spacious courtyard area with ample parking and access to a large double garage with access to a well-equipped workshop giving further access, via a pull-down loft ladder, to a storage room above, with lighting, covering the whole building, there is a second double garage with electric doors, double glazed, and boarded out to create an additional storage room above the garage. A passenger door opens into the garden and is covered by a canopy porch, running the length of the building. The cottage is set in 2.5 acres of grounds that is made up of a mixture of areas from an orchard with a wide range of fruit trees, woodland area, chicken run, vegetable patch, a tennis court, a selection of ponds with bridges over, summer house, further outbuildings, south-facing formal gardens, large patio area and a children's play area. The play area has a two story brick built children's playhouse and there is a full sized model of 'Rous Lench train station' with a waiting room, shop, electricity and Thomas the Tank engine with one coach standing by the platform.









Location

Rous Lench is a sought after village situated on the edge of Pershore, Evesham and the Cotswolds. It is one of the five lenches and has a church, village hall, pub and a thriving community spirit. The village falls within the Warwickshire Grammar school catchment and Prince Henry's in Worcestershire.

Pershore is renowned as one of England's premier small Georgian towns. Nestling in the valley of the River Avon it centres on the famous Abbey and the High Street boasts a range of fine brick built Georgian buildings. The town provides a good selection of facilities including specialist shops, an undercover market, public houses, restaurants and the very popular theatre. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre and leisure centre with a swimming pool. There is a wide range of educational facilities.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

Close by Worcester is a thriving City with a beautiful cathedral, plenty of shops restaurants and leisure facilities. It has a professional rugby team, county Cricket team and a race course. The River Severn runs through the city and there is good schooling within the public and private sector.

Other nearby towns are Stratford upon Avon, Warwick and the Cotswolds.

There are good direct line train services to London from close by Evesham and Worcester. Birmingham Airport is 30 minutes away. The M5, M40 and M42 are very close.





Services

The property is connected to mains electricity and water with oil central heating.

There is a right of way footpath that runs along a small part of the edge of the property. The path bellows to the cottage, is maintained by the owner of the cottage and you can't see the property from the path due to a fence and hedge.

Local Authority

Wychavon district council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

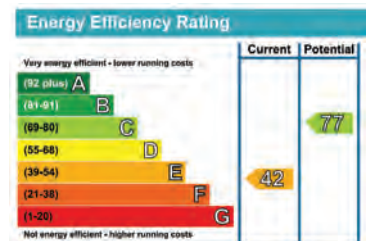
Directions

The post code the property is WR 11 4UJ. Drive past the village church (on your left hand side) and on your right hand side you will see a lane that the villagers refer to as "Middle lane". The property is at the end of Middle Lane.





Approximate Gross Internal Area = 225.91 sq m / 2431.67 sq ft
 Garage = 82.43 sq m / 887.26 sq ft
 Total Area = 308.34 sq m / 3318.93 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.







CLARE REEVES
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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner. Simon A 5/12/17



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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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Fine & Country

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