

Philip Laney & Jolly



Pilgrims Hatch Main Street, Church Lench, WR11 4UE  
Asking Price £850,000



**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

PLJ Worcestershire are delighted to bring to the market this immaculately presented and substantial family home offering spacious and versatile accommodation throughout, situated in the highly sought-after village of Church Lench, Worcestershire. This impressive home seamlessly blends modern living with charm and character, creating a warm and inviting atmosphere ideal for family life.

The accommodation comprises four well-proportioned and spacious double bedrooms, including two with en-suite facilities, together with a family bathroom and a downstairs cloakroom. The ground floor offers generous living space with three elegant reception rooms – a living room, dining room, and study – complemented by a superb kitchen/diner and utility room, perfect for both everyday family use and entertaining guests.

Externally, the property occupies a large, delightful plot with a mature garden split almost into two sections providing an excellent space for outdoor enjoyment. A double garage and ample off-road parking to the front further enhance the property's appeal.

Positioned within the charming and well-regarded village of Church Lench, the property benefits from a tranquil rural setting whilst remaining within easy reach of nearby towns and amenities.

This exceptional home represents a rare opportunity to acquire a beautifully maintained property in one of Worcestershire's desirable villages, offering both character and contemporary comfort in equal measure.

EPC: C Council Tax Band: G Tenure: Freehold

**Front of Property**

Enclosed by walling leading to block paved entrance driveway. Lawned areas to either side with a range of trees and shrubs.

**Entrance Hall**

Obscure glazed window and entrance door. Stairs to first floor. Windows and door to rear. Ceiling light point. Radiator. French Oak flooring. Doors off to:

**Living Room**

Double glazed bay window to rear aspect. Wall lights. Radiator. Feature fireplace with gas fire inset.

**Study**

Double glazed window to front aspect. Radiator. Ceiling light point. French Oak flooring.

**Dining Room**

Double glazed windows to front and side aspects. Ceiling light point. Radiator. French Oak flooring.

**Kitchen-Diner**

Double glazed window to rear aspect. Two ceiling light points and spotlights. Farmhouse style wall and base units with granite work surfaces on top. Integrated oven with pyrolytic cleaning, steam oven and slow cooking warming tray. Integrated dishwasher and fridge freezer. Induction hob with extractor fan over. One and a half bowl with mixer tap. Tiled splashbacks. Karndean flooring.





## Utility Room

Obscure double glazed door to side aspect. Ceiling light point. Farmhouse style wall and base units with work surface on top. Space and plumbing for washing machine and tumble dryer. Kardean flooring.

## WC

Ceiling light point. Dual controlled heated towel rail. Extractor fan. Low level WC and wash hand basin inset into vanity unit. French oak flooring.

## Landing

Double glazed windows to front and rear aspects. Ceiling light point. Radiator. Large airing cupboard. Loft access.

## Bedroom One

Double glazed window to rear aspect. Radiator. Spotlights.

## En-Suite

Obscure double glazed window to side aspect. Heated towel rail. Spotlights. Extractor fan. Contemporary suite with double width power shower, Low level WC and wash hand basin atop vanity unit. Built in cupboards and draws. Tiled walls. Kardean flooring.

## Bedroom Two

Double glazed window to front and side aspect. Ceiling light point. Radiator.

## En-Suite

Panelled bath with power shower. Low level WC and wash hand basin atop vanity unit. Heated towel rail. Ceiling light point. Extractor fan. Tiled walls. Kardean flooring.

## Bedroom Three

Double glazed to rear aspect. Radiator. Ceiling light point. Built in wardrobes.

## Bedroom Four

Double glazed window to front aspect. Radiator. Ceiling light point.

## Bathroom

Obscure double glazed window to front aspect. Ceiling light point. Heated towel rail. Extractor fan. Panelled bath with power shower. Low level WC and wash hand basin atop vanity unit. Tiled walls. Kardean flooring.



## Double Garage.

Electric roller shutter draws. Light and power. Electric charging point. Loft space. Extended to side and rear to create additional workshop space. Door to rear garden.

## Rear Garden

Split into two sections with walling enclosing the first section. Patio area with gated access down both sides and steps leading to the lawned area with planted borders and a further seating area with summer house to the back. A gate then leads to an additional section purchased a few years ago which is laid to lawn with planted trees, and shrubs plus an additional patio seating area in a corner with another summerhouse.

## COUNCIL TAX WYCHAVON

We understand the council tax band presently to be :

Council Tax Band : G

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

## Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

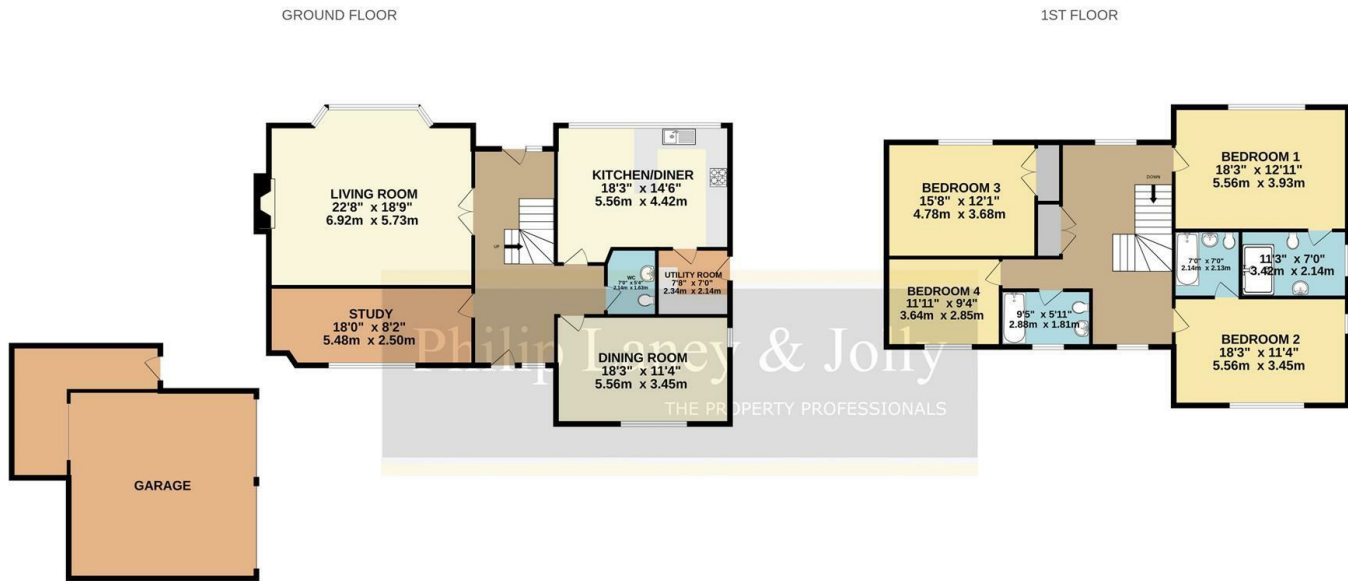
<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

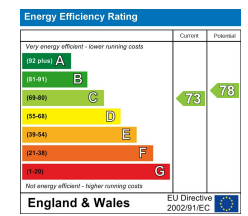


## Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.