




The Burrow

Church Lench, WR11 4UH

Andrew Grant

The Burrow

Low Road, Church Lench, WR11 4UH

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An imposing countryside property situated within the most idyllic village location, with far-reaching views.

Key features

- Impressive countryside residence
- Prime location with panoramic views
- Study
- Utility room
- Ground-floor bedroom with ensuite
- Two spacious double bedrooms on the first floor
- Brand new family bathroom
- Sizeable gardens to the front and rear
- Double Garage
- Ample driveway parking

Freehold 2,242 / sq. ft.





This fantastic property has a wealth of accommodation within, including a triple aspect living room, a kitchen breakfast room, a study, a WC and a bedroom with an ensuite situated on the ground floor.

Upstairs, there is a brand-new family bathroom and two incredibly light and spacious double bedrooms, one with a balcony and a walk-in wardrobe.

The most striking feature of this property is its situation. There is a large garden to the front and an equally sizeable garden to the rear, all surrounded by beautiful countryside.

This property is fantastically versatile and there is immense potential here to reconfigure and create a perfect home to suit the needs of any purchaser.



The property is approached via a driveway leading to the property and the double garage, which is all nicely set well back from the road behind a large garden. There is plentiful parking for multiple vehicles.



Entrance

As you enter the property, you are greeted by a welcoming porch, with a further door opening into a spacious and inviting entrance hallway.

There is a lovely flow to the ground-floor accommodation from the entrance hallway, which features a staircase rising to the first floor and a door to the garden.

From the entrance hallway, there is an opening through to a corridor, which is open plan to the study and leads to the kitchen breakfast room.





Study

The study has a window to the front and a window to the rear aspect, which is situated at the rear of the corridor.

This is a nice spot to work from home and is conveniently situated adjacent to the downstairs WC, which is accessed from the main entrance hallway.



Living room

Situated to the rear of the property and accessed from the entrance hallway is an incredibly light and spacious living room. There is an impressive fireplace as the focal point of this room.

This magnificent room has triple-aspect windows, including a large bay window featuring stunning views over the gardens.





Kitchen

The kitchen/breakfast room has wooden wall and base units, with worksurfaces over incorporating a sink with a drainer nicely positioned in front of the window. There is also an AGA oven.

This dual-aspect room features wooden flooring, windows to the front and rear aspects, and there is space for a table and chairs.





Utility room

Just off the kitchen is a useful utility room. The utility room is a good size and includes a base unit, with work surfaces incorporating a sink and space under the counter for a washing machine. The brand-new boiler is housed within a cupboard.

There is also a large window to the side, a window and a door to the rear accessing the garden, double doors out to the driveway and a door accessing the double garage. This room provides a convenient informal entrance to the home, ideal for dropping in the weekly food shop or for returning from a countryside walk.

Ground-floor bedroom

A bedroom completes the ground floor accommodation. The bedroom is a good-sized double room situated to the right-hand side of the entrance hallway featuring a window to the side and its own ensuite shower room.

The ensuite comprises a WC, a washbasin, a shower cubicle and a window to the front aspect.





First floor

The landing grants access to a family bathroom and the remaining bedrooms. The landing area also features pleasant views over the gardens from the window at the rear.

Both the bedrooms found on this level are impressively spacious double rooms.



Bedroom two

There is a bedroom situated to the rear of the property, which has a large window to the side aspect and sliding doors out to its own balcony providing the perfect spot to sit out whilst enjoying the beautiful surroundings.

This fantastic bedroom also has a walk-in wardrobe featuring a bank of fitted wardrobes to one wall and a large window to the side elevation.



Bedroom three

The remaining bedroom has dual-aspect windows, two to the front and a large window to the rear aspect providing far-reaching views. This lovely bedroom also includes fitted wardrobes to one wall.



Bathroom

There is a modern family bathroom servicing the bedrooms on this floor. The bathroom features a brand-new suite comprising a low-level WC, a washbasin set upon a vanity unit and a bathtub with a shower over.

There is also tiling to the splashbacks and a window to the front.



Garden

The gardens that surround this impressive property do not disappoint. There is a wonderfully sizeable garden to the front setting the property well back from the road.



The rear gardens are also incredibly large and include astonishing countryside views in all directions. A particular feature of the gardens is the delightful stream, which runs down the side of the grounds.



Services

The property has oil-fired central heating, mains electricity, mains water, a septic tank and broadband.

Council tax band - F

Location

The Burrow is situated within the pretty village of Church Lench surrounded by stunning countryside. The picturesque village has a wonderful community, which is a quintessential part of village life. There are lovely walks branching out of the village in all directions over the glorious countryside, ideal for dog walkers and those who love nature. The excellent Lench C of E First School is also found within the village.

For a wider range of amenities, the market town of Evesham is just 2 miles away. The town includes a fabulous array of shops and eateries.

The motorway network is also within easy reach as is the Worcestershire Parkway Railway Station, which is around 12 miles distant.



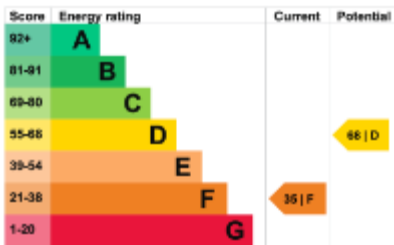
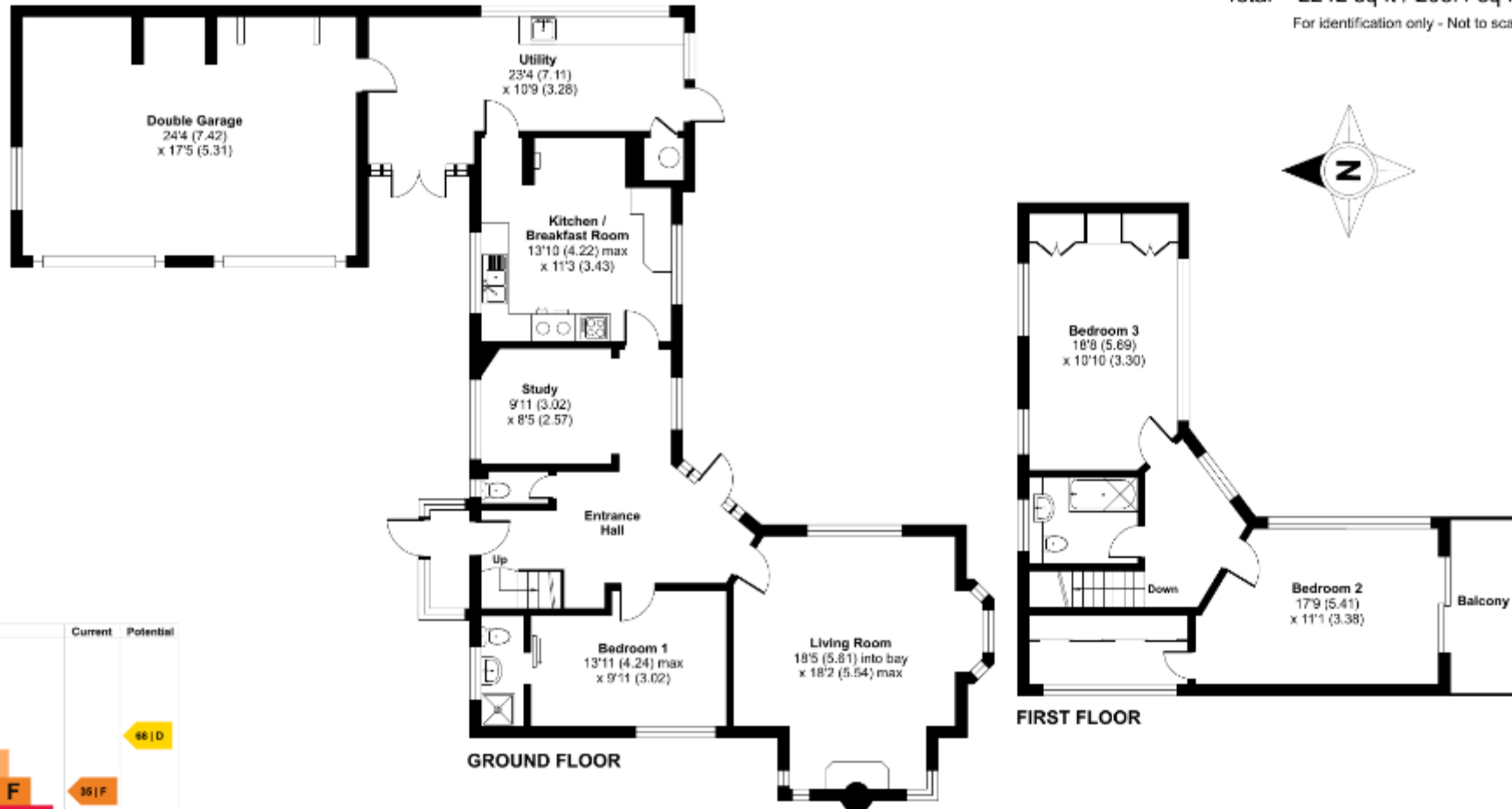
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Approximate Area = 1818 sq ft / 168.8 sq m

Garage = 424 sq ft / 39.3 sq m

Total = 2242 sq ft / 208.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2023. Produced for Andrew Grant. REF: 973972



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