



Church Lench

Worcestershire |

Church Lench, Worcestershire,

- Exquisite family home in Church Lench, Worcestershire
- 6781 sqft of luxurious living space with annexe accommodation
- Accommodation arranged over three floors
- High electric gates and sweeping driveway with ample parking
- Grand entrance hallway with a striking staircase
- Spacious and light-filled kitchen-dining family room
- Two sets of bi-fold doors connecting interior with gardens and grounds
- Fully fitted kitchen with high-end appliances and exposed wooden beam ceiling
- Convenient boot room, utility area, and cloakroom
- Cosy sitting room with bi-fold doors and log burner
- Three double bedrooms on the first floor, two en-suite
- One bedroom with a dressing room
- Luxurious family bathroom with a free-standing bath tub
- Two en-suite double bedrooms on the second floor
- Detached triple garaging with a bar/playroom/home office
- Self-contained apartment above the garage with a kitchen and balcony
- Two acres of picturesque pastureland and meticulously maintained formal gardens
- Tranquil sanctuary for relaxation, recreation, and privacy
- Exceptional features, elegant design, and enviable location



This plan is for illustrative purposes only and should be used as such by a prospective purchaser.



Fox Town and Country Homes

Welcome to Hazeldean, an exquisite family home situated in the highly coveted area of Church Lench, Worcestershire. Boasting a generous 6,781 sqft of living space, this stunning property offers a truly luxurious and comfortable lifestyle. With accommodation arranged over three floors, Hazeldean is a masterpiece of architectural design and attention to detail.

As you approach Hazeldean, you are greeted by high electric gates that open onto a sweeping driveway, providing ample parking space for multiple vehicles, in addition to the detached triple garaging. The grand entrance hallway, adorned with a striking staircase, sets the tone for the rest of the property, exuding elegance and sophistication.

The heart of Hazeldean is the spacious and light-filled kitchen-dining family room. This magnificent space features two sets of bi-fold doors that seamlessly connect the interior with the beautiful gardens and grounds. The fully fitted kitchen has high-end appliances and a contemporary design, complemented by a characterful exposed wooden beamed ceiling. Adjacent to the kitchen, you'll find a convenient boot room, utility area, and cloakroom, ensuring functionality meets style.

The sitting room is another highlight of Hazeldean, offering a cosy and inviting atmosphere, with an additional set of bi-fold doors and a log burner, this room is perfect for relaxing and entertaining.



A HOUSE
IS A HOME
WITH A
GERMAN SHEPHERD

ICE COLD
STELLA
ARCTOIS
SERVED
HERE

HAPPY DAYS

LOVE

Fox Town and Country Homes



Moving to the first floor, you'll discover three double bedrooms, two of which are en-suite, with one featuring a spacious dressing room. The family bathroom on this floor has a striking free-standing bath tub, creating a luxurious oasis for relaxation.

Ascending to the second floor, you'll find two more en-suite double bedrooms, providing ample space for family and guests. The detached triple garaging is not merely a functional space, but also offers a bar/playroom/home office, catering to various needs. Above the garage, a self-contained apartment awaits, complete with its own large balcony area and glass balustrade. Equipped with a kitchen, this apartment is perfect for accommodating extra guests, teenagers, or even generating additional income.

Hazeldean truly encompasses the beauty of nature, as it is surrounded by two acres of picturesque pastureland and meticulously maintained formal gardens. These outdoor spaces provide a tranquil sanctuary, perfect for relaxation, recreation, and privacy.

Mains Water - Mains Electricity - Oil Central Heating - Septic Tank - Tax Band G

Administrative Deposit:

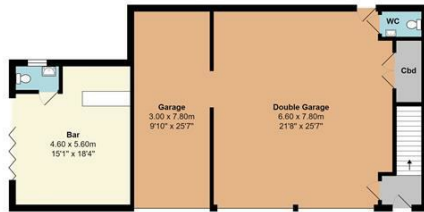
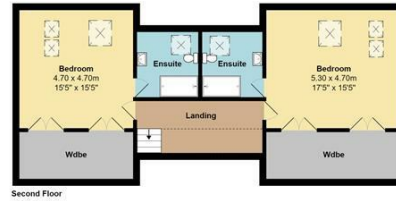
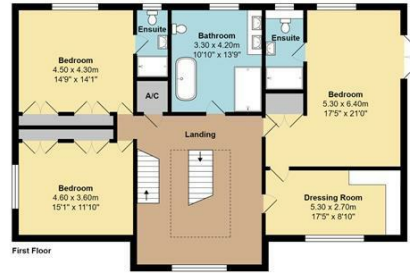
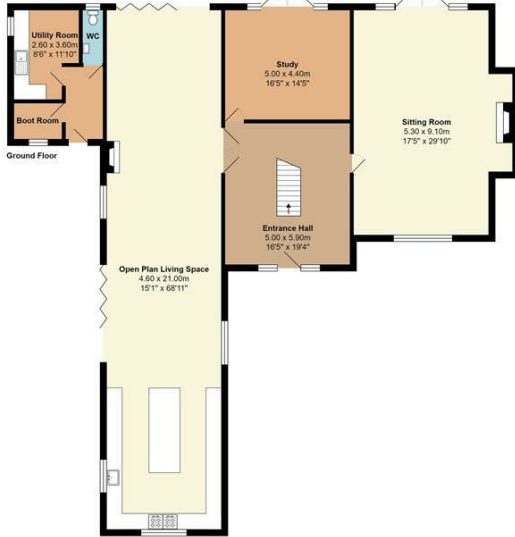
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**





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Hazeldean, Low Road, Church Lench, WR11 4UH



Total Approx Area: 630.0 m² ... 6781 ft² (excluding balcony)

All measurements of doors, windows, rooms are approximate and for display purposes only.
 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 the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E		48	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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