



Sheriffs Lench | Worcestershire

Sheriffs Lench, Worcestershire

Grade II listed Barn conversion situated in the heart of the much sought after Lenches and surrounded by beautiful rolling countryside.

This Property has recently undergone total renovation and refurbishment to a very high standard.

Upon entering, an immediate sense of both country and modern living exudes this home.

The Living Room encapsulates cosiness with a traditional Inglenook fireplace and log burner being the central feature of this light and airy room.

The Entrance Hall benefits from a downstairs cloakroom and a large built in under stairs storage cupboard.

The Heart of the house is the Kitchen. A stunning 'Craig Williams Designs' bespoke fitted Contemporary Kitchen including Quartz worktops and a Quooker filtered / boiling water tap.

Built in Siemens appliances include an induction hob, double multi function oven and proving drawer, dishwasher and fridge freezer. Also included is an integrated washer/dryer.

Cleverly designed built in cupboards allow for plenty of worktop space.



Fox Town and Country Homes



Upstairs doesn't disappoint either. 3 Double Bedrooms, 2 with built in cupboards providing plenty of storage. Beautiful original beams are a continuing feature throughout this home.

The Family Bathroom is chic and contemporary benefitting from Lusso Stone brushed Gold fittings, sink and walk in shower base, completed with a Matki full length shower screen. The roof window affords stunning views towards the Malvern Hills.

Outside is testament to the Inside. Leading out from the Kitchen Stable Door is a superbly landscaped garden with Italian Porcelain tiling throughout. The planting lends itself to Continental Style outdoor entertaining, and being South West facing, the Sun is a magnificent feature throughout the day.

The roomy Garage has recently been converted into a Home Office / Gym, with space for storage at the rear - with further potential to install a shower/WC if required as a self contained Annex..

The entire House and Office benefit from LED lighting and newly installed Double Glazed doors and windows throughout.

Car Parking spaces are conveniently located to the Front and Rear of the Property.





Mains Water
LPG Gas
Mains Electricity
Drainage - Private
Tax Band D

Service Charge - £50 pcm

Administrative deposit:

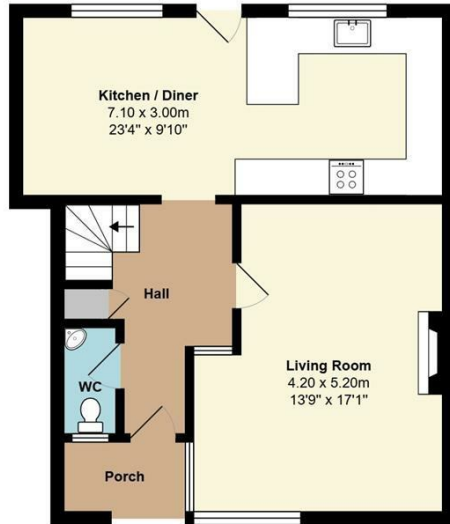
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full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

THIS IS REFUNDABLE UPON COMPLETION

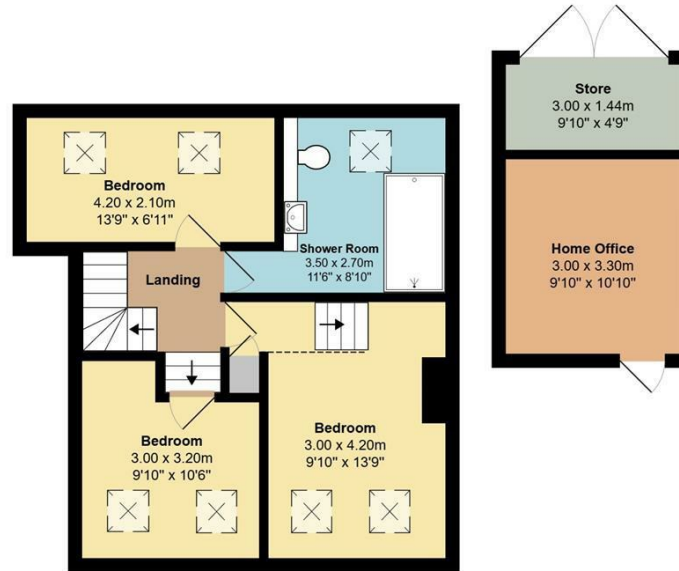




The Corn Barn, Sheriffs Lench, WR11 4SN



Ground Floor



First Floor



Total Approx Area: 115.0 m² ... 1238 ft² (excluding store)
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 The services, systems and appliances shown have not been tested and no guarantee
 as to the operability or efficiency can be given.

