



Atch Lench Road | Church Lench | Evesham | WR11 4UG

Offers Over £450,000

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COOPER & CO
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Key features

- Master suite with dressing room and ensuite
- Huge potential for modernisation
- Central village location
- Adorned in period features
- Fabulous gardens
- Detached double garaging
- Home Office/Potential Annex
- Sought after location
- ****NO ONWARDS CHAIN****
- ****VIEWING AVAILABLE 7 DAYS A WEEK****

Description

****COZY CHARACTER COTTAGE WITH HUGE POTENTIAL FOR MODERNISING. SITUATED IN THE HEART OF THE EVER-POPULAR CHURCH LENCH WITH DETACHED DOUBLE GARAGING WITH HOME OFFICE OVER/POTENTIAL ANNEX OUTBUILDING AND FABULOUS GARDENS**** This gorgeous period property internally boasts 3 bedrooms, master with dressing room and ensuite, lounge, study, kitchen diner, utility room, downstairs bathroom and conservatory. Externally offering detached double garaging with home office/potential annex over, additional outbuilding, ample parking and impressive & idyllic gardens. Situated in the picturesque and thriving village of Church Lench with its abundance of beautiful open countryside, lovely walks to Dunnington and Ragley and a friendly, communal village life. Church Lench C. of E. First School. Approximately 2 miles from the Market Town of Evesham with a wide range of amenities to include The Valley, shopping made easy with shops, a fabulous garden centre and eateries. Worcester Parkways train station is approx. 12 miles and there are excellent links to the motorway.

Directions



Kitchen Diner

Dual aspect UPVC DG windows to front and side aspects, tiled flooring underfoot, mix of wall and base units, Integrated fridge, dishwasher, and space for cooker / hob with fixed extractor over. Door leading to lounge and conservatory.

Lounge

Carpet flooring, UPVC DG to front and rear aspects, radiator, feature fire and surround with multifuel burner and doors leading to study and stairs to first floor.

Study Room

Carpet flooring, UPVC DG front and rear aspect windows, door to utility room.

Utility Room

Tiled flooring underfoot, worktop + wall units with electric, plumbing and space for white goods x 2 and American style fridge-freezer

Downstairs Bathroom

Tiled flooring, low flush wc, stand alone wash hand basin and bath with splashback tiles

First Floor Landing

Carpet flooring, doors to bedrooms 1,2 & 3.

Master bedroom

Timber floorboards underfoot, UPVC DG window to rear aspect, radiator, leading into dressing room and en-suite.

Bedroom 2

Carpet flooring, radiator, UPVC DG window to rear aspect and double wardrobes.

Bedroom 3

Carpet underfoot, radiator and UPVC DG to front aspect.







Home Office
UPVC DG SA?

Master bedroom dressing room

Integrated double wardrobe set, built in vanity unit and dressing table, timber floorboards underfoot door leading to master en-suite.

Master bedroom ensuite

Dual aspect UPVC DG windows to side and rear aspect. Integrated corner bath, low flush wc, vanity unit with integrated wash hand basin, base units and with splashback tiles, radiator on wall, walking in shower.

Home office above the garage

Lino underfoot, integrated wardrobes and storage unit, UPVC DG window to side aspect and doors to ensuite/shower room

Home office above garage shower room

Walk in shower, low flush wc , stand alone wash hand basin with splash back tiles, skylight.

Detached double garage

Double garage doors, lighting and electric with concrete base.

Outbuilding

Concrete base, timber construction.

Tenure: Freehold

Council Tax Band: E

Broadband and Mobile Information

Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit:

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR11 4UG

Floor plans



Total area: approx. 158.6 sq. metres (1707.1 sq. feet)

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



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