



## LENCHWICK HOUSE

Lenchwick, Evesham, Worcestershire





# AN ELEGANT COUNTRY HOME WITH EXTENSIVE EQUESTRIAN FACILITIES

Benefitting from substantial secondary accommodation, well-maintained grounds  
and paddock land, and delightful open countryside views

## Summary of accommodation

Six bedrooms | Five bathrooms | Kitchen dining room with walk in larder | Drawing room  
Garden room | Snug | Sitting room | Study | WC

Annexe comprising four bedrooms and two bathrooms

Double garage with EV charging point

## Equestrian facilities

Courtyard stable yard with ten stables, wash bay, tack room and two-storey office  
Dutch Barn stable yard with eight stables and turnout pens | Manège | All weather gallop

**In all, the garden and grounds extend to 32.51 acres**

**Distances:** Evesham 3.9 miles, Bidford-on-Avon 6.7 miles, Honeybourne 6.9, Broadway 8.3 miles, Alcester 9.6 miles  
Chipping Campden 10.9 miles, Stratford-upon-Avon 13.5 miles, Worcester 15.5 miles, Cheltenham 20 miles  
(All distances and time are approximate)





## SITUATION

Lenchwick is a charming and picturesque village in the heart of the Worcestershire countryside, located just three miles north from the historic market town of Evesham. While the village itself is predominantly residential, it benefits from its proximity to Evesham, which offers a comprehensive range of amenities and services; these include a variety of supermarkets, multiple pharmacies, schools, The Regal Cinema housed in a Grade II listed Art Deco building and The Henrician Theatre.

Evesham is surrounded by picturesque countryside and steeped in history and is centred around the River Avon with a delightful riverside park, the 12th-century Evesham Abbey and the iconic Bell Tower. A Farmers Market is held in the historic Market Square on the fourth Friday of every month, and annual events include a fishing contest, a hot-air balloon festival, a regatta and a river festival which features illuminated boats.

Nearby Stratford-upon-Avon is the region's cultural centre and is famed for its theatres and Shakespearean heritage. The town also offers an abundance of shops, restaurants, public houses, and a wide range of entertainment and sports facilities.





The village is well placed for access to the M5 at Worcester, the M42 North and the M40 East. Mainline rail services operate from Worcester Parkway and Pershore to London and Birmingham. Warwick Parkway is 29 miles to the northeast and provides fast direct train service to London Marylebone. Birmingham International Airport is about 32 miles away.

Racing is at Stratford-upon-Avon, Cheltenham, Warwick and Worcester, county cricket in the setting of Worcester Cathedral, and several golf courses are in the area, including Evesham, Bidford-on-Avon and Stratford-upon-Avon.

# LENCHWICK HOUSE

Situated in the heart of the Worcestershire countryside, Lenchwick House is an impressive, period property that dates to the early 20th century and has been sympathetically refurbished to preserve its original character, such as maintaining sash windows and carved fireplaces, offering a unique blend of historic charm and contemporary living.

The front door opens to an elegant entrance hall with a beautiful staircase rising to the first floor. A door opens to a cosy snug, complete with feature fireplace, which flows into a bright and airy garden room with bifold doors providing access to the patio area and lawned garden beyond. The garden room continues into the spacious sitting room, complete with two external doors providing access to the beautiful grounds, a large bay window and feature fireplace with ornate detailing. Double doors open to the entrance hall, which further provides access to a living room, currently used as a cinema room, a study with fitted units, and a magnificent kitchen/dining room, complete with a walk-in larder and an extensive range of wall mounted and base units sat beneath a granite worktop with a range of integrated appliances, including three ovens, a wine fridge and plate warmer. A utility room leading from the kitchen and a WC completes the ground floor.

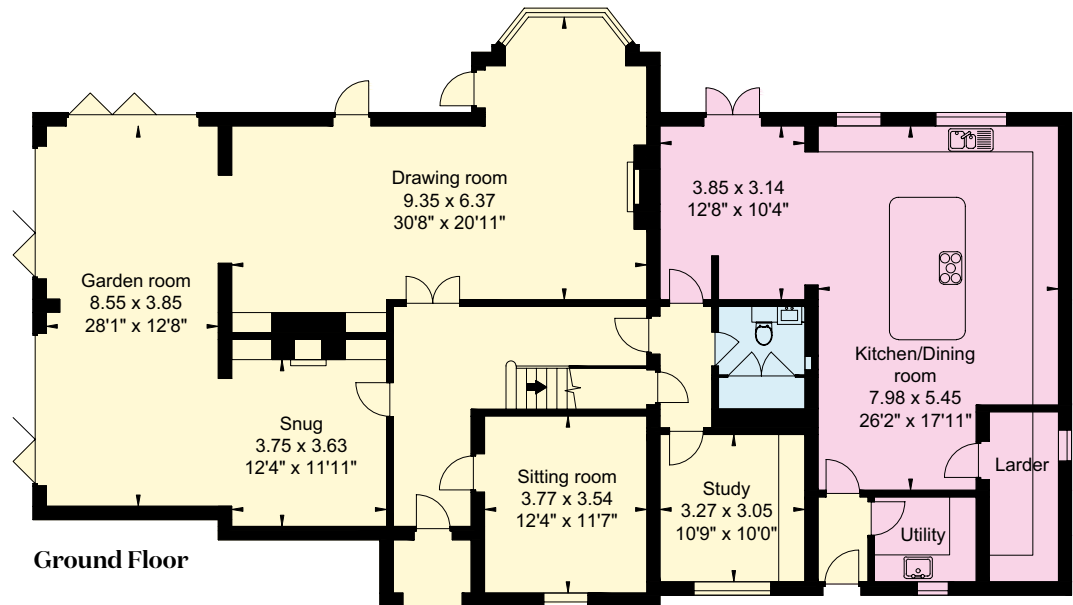
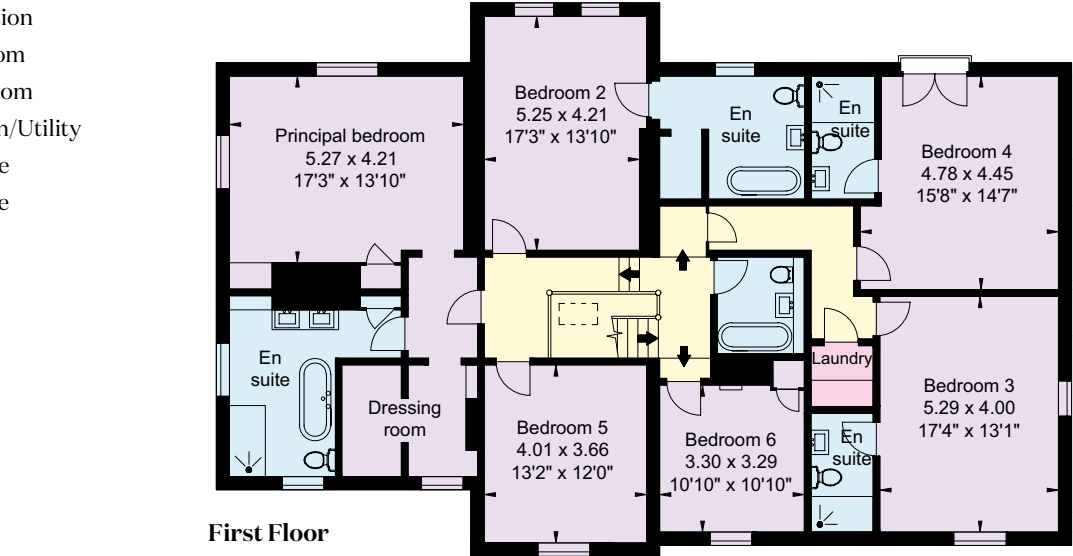




Stairs from the entrance hall rise to the first-floor landing, which provides access to an impressive principal bedroom with a dressing room and a dual-aspect en suite bathroom with his and her sinks and a free-standing bath. The first floor further extends to another large bedroom, complete with a dressing room and a modern en suite bathroom, and four further generous bedrooms, two of which benefit from en suite shower rooms and two of which are served by a spacious family bathroom. All the bedrooms offer different aspects of the beautiful surrounding countryside.

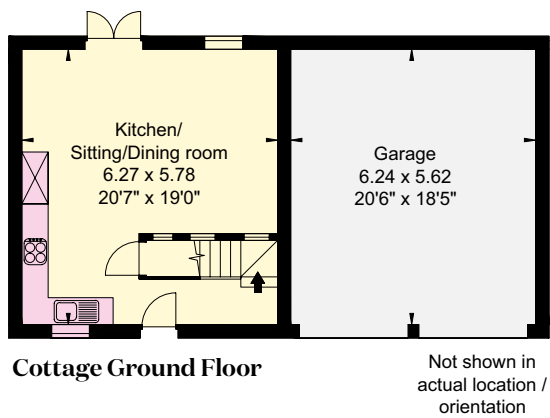
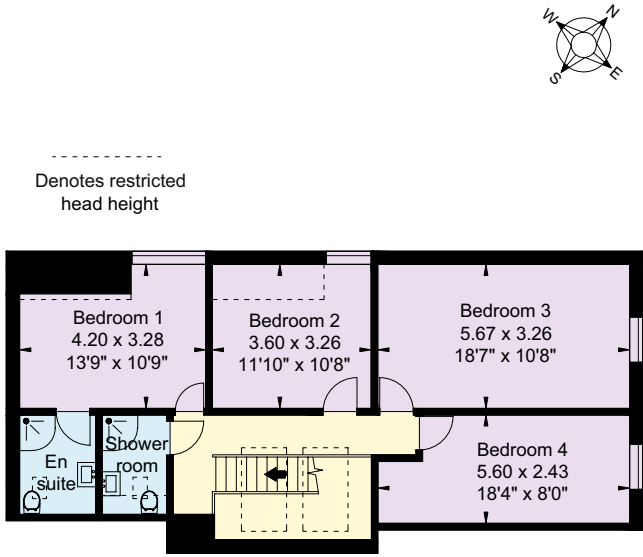


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area House: 418.4 sq m (4,504 sq ft)  
Cottage: 118 sq m (1,270 sq ft)  
Garage: 34.7 sq m (373 sq ft)  
Outbuildings: 469.7 sq m (5,056 sq ft)  
Total: 1,040.8 sq m (11,203 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Not shown in actual location / orientation





Annexe

## ANNEXE

Substantial in size and immaculately presented, the self-contained annexe comprises a spacious and open plan kitchen/dining/living room on the ground floor, complete with double external doors opening to a private patio area beyond, and four generous bedrooms, one of which benefits from an en suiteshower room, and a further shower room on the first floor. The annexe is currently used as staff accommodation, however, provides the opportunity and flexibility for a purchaser to adapt the space as required.

## OFFICE

Accessed from the courtyard stable yard, this office space is set out over two floors. The ground floor comprises a spacious office, complete with fitted units, an oven and a sink, and a staircase rising to a large space with a shower room, that provides flexibility to be used as required by a purchaser.



Annexe

## COURTYARD STABLE YARD

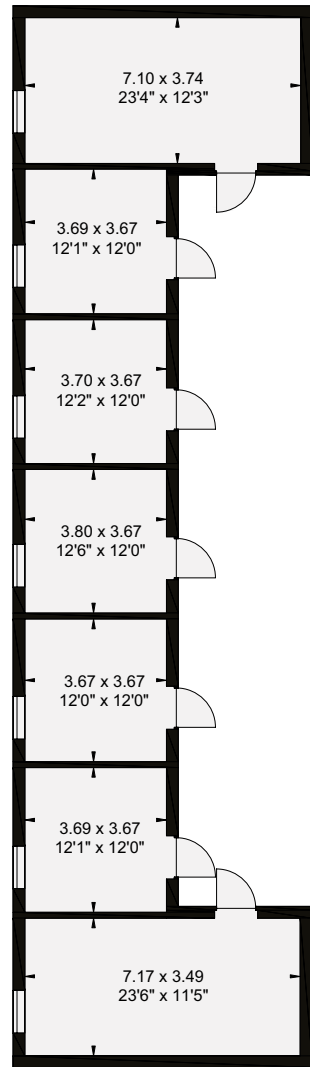
Constructed in 2021/2022, this stylish yard offers ten 12' x 12' stables, some of which benefit from connected external turn-out pens, a tack room and wash bay. Electricity and water are connected.

## DUTCH BARN STABLE YARD

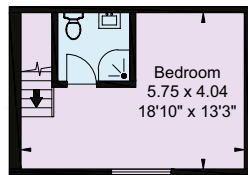
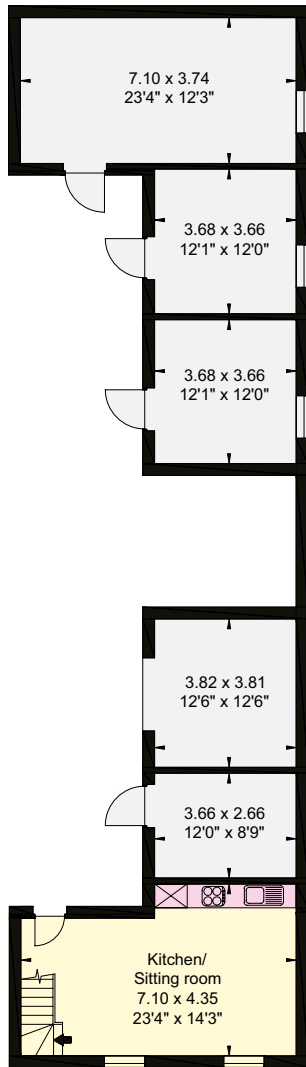
This spacious barn houses eight stables, and benefits from a single turn-out pen to the rear which provides fantastic all-weather turnout. Electricity and water are connected.



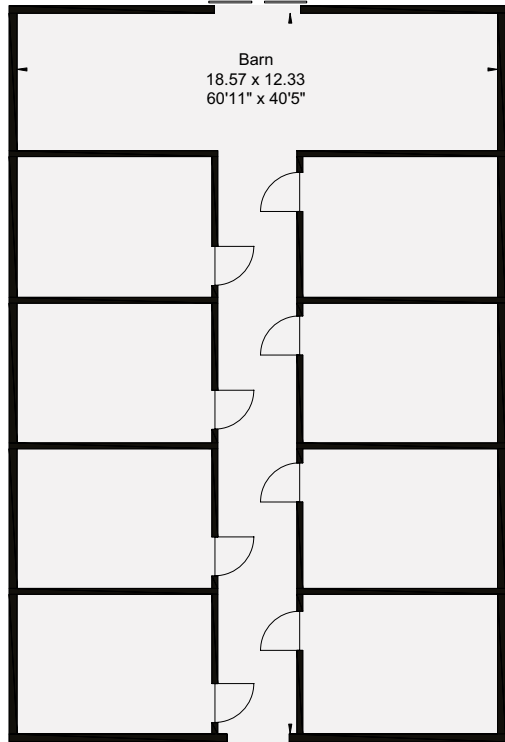




Stables Ground Floor



Stables First Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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## GARDEN AND GROUNDS

Externally, the property is accessed by electric gates which open to a private gravel driveway with ample parking space for a number of cars, and further benefits from a double garage.

The garden is a particular feature of the property; it is principally lawned with a scattering of mature trees and shrub and herbaceous borders. The garden wraps around the property and provides a delightful, private setting to entertain and enjoy the surrounding countryside.

Adjacent to the house and the stables are the paddocks, of which most are fenced with post and rail and have access to mains water. The grounds, including the garden and paddocks, extend to approximately 32.51 acres.



## PROPERTY INFORMATION

**Services:** Mains electricity, gas and water are connected to the property. Private drainage. Gas central heating.

**Fixtures and fittings:** All those mentioned in the particulars are included in the sale, all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

**What3words:** ///tube.explorer.enchanted

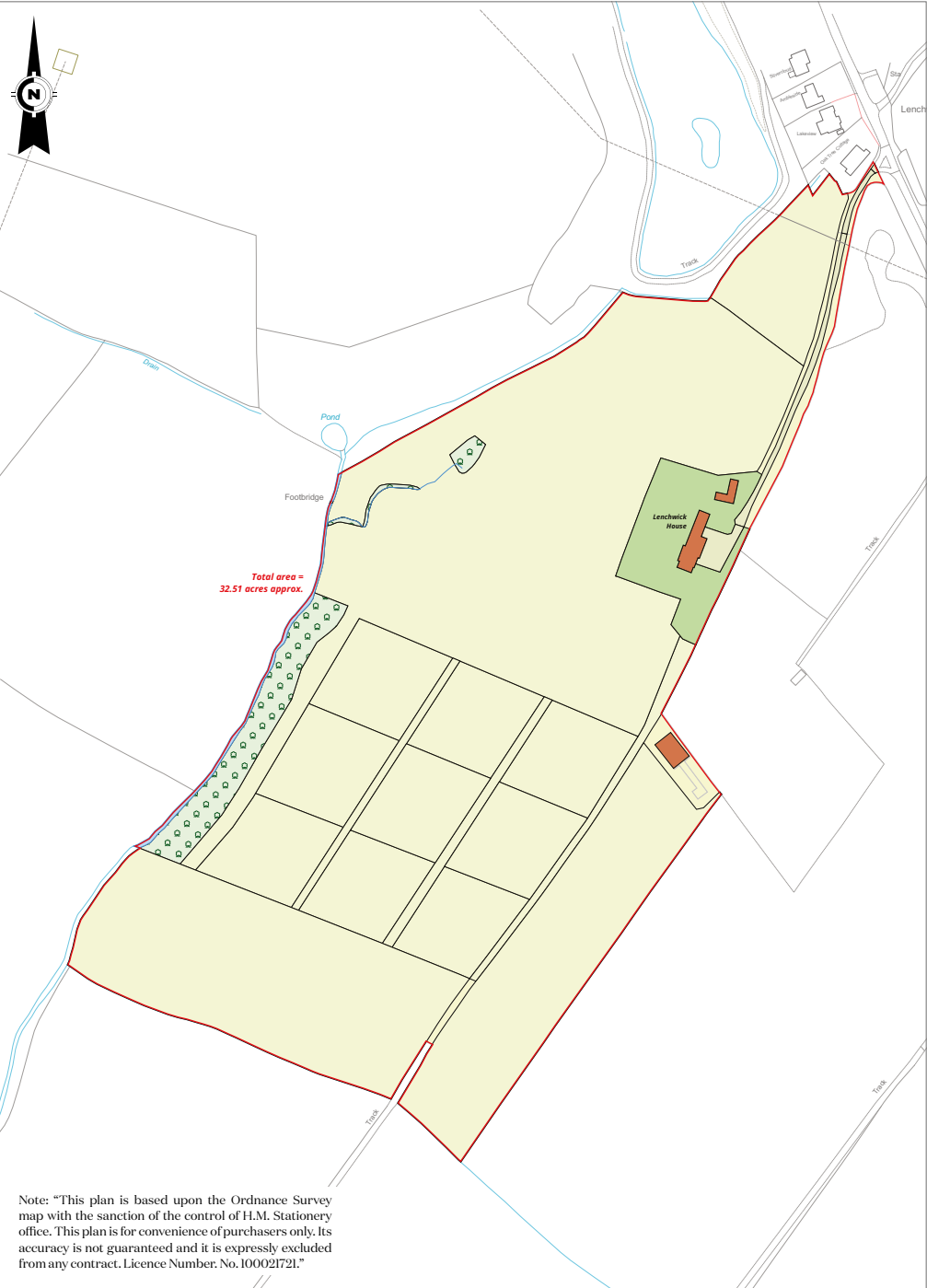
**Tenure:** Freehold

**Local Authority:** Wychavon District Council: 01386 565000

**Council Tax:** Band H

**EPC Rating:** Lenchwick House - D

**Viewing:** By prior appointment only with the agents.





We would be delighted  
to tell you more.

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Date: 21 May 2025  
Our reference: STR012414252

## Lenchwick House, Lenchwick, Evesham, WR11 4TG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,400,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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V4.3 Sep 24