



**Lenchwick, Evesham, WR11 4TG**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Situated in the sought-after village of Lenchwick, just outside the market town of Evesham, this impressive detached family home offers an abundance of space, and versatility throughout. Set within approximately 0.4 acres, the property provides the perfect blend of countryside tranquillity and convenient access to nearby amenities.

The ground floor boasts a generous and flowing layout, featuring a bright and welcoming entrance hall that leads to a spacious lounge and an elegant family room. The heart of the home lies in the open-plan kitchen/dining room, with easy access to the adjoining utility room. A separate study adds versatility, perfect for working from home or creating a playroom or hobby space. Completing the ground floor is a convenient shower room and access to a covered carport.

Upstairs, the first floor accommodates four well-proportioned bedrooms, including a generous principal bedroom, and a stylish family bathroom. Each bedroom is light and airy, offering ample space for modern family living.

Externally, is the stunning rear garden — a peaceful sanctuary that stretches across the back of the home. Mostly laid to lawn, it is beautifully maintained and bordered with established planting, creating a serene and picturesque setting for summer gatherings, gardening, or simply enjoying the outdoors. The size of the plot also offers exciting potential for future landscaping or even further extensions (subject to planning permission).

This superb property represents a rare opportunity to secure a spacious, versatile home in one of the area's most desirable village locations, with generous gardens, ample parking, and space for the whole family to enjoy.





## Key Features

- SPACIOUS FOUR-BED FAMILY HOME
- LOCATED IN DESIRABLE LENCHWICK VILLAGE
- SITUATED WITHIN 0.4 ACRES OF LAND
- BEAUTIFUL REAR GARDEN MAINLY LAID TO LAWN
- TWO GENEROUS RECEPTION ROOMS
- MODERN KITCHEN/DINING ROOM
- GROUND FLOOR STUDY AND SHOWER ROOM
- CARPORT AND PRIVATE PARKING
- SHORT DRIVE TO EVESHAM TOWN CENTRE
- EPC RATING = D

**Guide Price  
£650,000**

## Lenchwick

Lenchwick is a charming Worcestershire village offering a peaceful rural setting while being conveniently close to the historic market town of Evesham. Surrounded by picturesque countryside, the village enjoys a friendly community atmosphere and easy access to local amenities, schools, and transport links—making it an ideal location for those seeking both tranquility and connectivity.

### Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band F.

EPC Rating: D

### Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

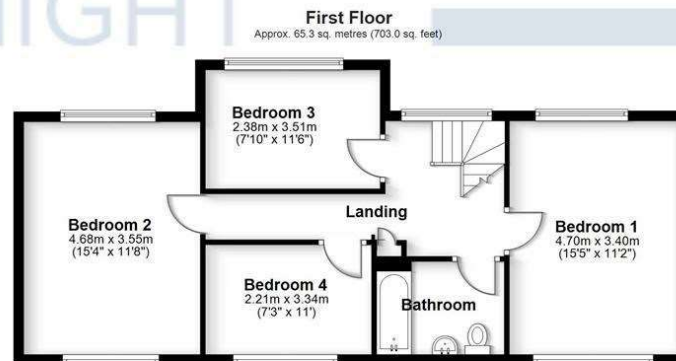
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







# Floorplan



Total area: approx. 177.2 sq. metres (1907.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority  
Wychavon District Council

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