



The Paddock, Low Road Church Lench

£850,000

- Four bedroom detached property
- Breakfast kitchen and separate dining room
- Living room with French doors to the garden
- Master bedroom with a balcony enjoying countryside views
- Ancillary accommodation with living/dining room/kitchen a bedroom with en-suite
- Superb countryside views
- Set in approximately 2 acres
- Sought after location

**Nigel Poole
& Partners**

The Paddock

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****FOUR BEDROOM DETACHED PROPERTY WITH APPROXIMATELY TWO ACRES**** Extended by the current owner. Situated in the picturesque and thriving village of Church Lench with stunning far-reaching views over 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. Porch; entrance hall; living room; dining room; study; ground floor bedroom and bathroom. On the first floor there are two bedrooms and a shower room. Ancillary accommodation with a kitchen/living room, bedroom with an en-suite accessed either from the entrance hall or the garden. The property is ideal for multi-generational living.

Front

Gated driveway with parking for several vehicles with a wraparound garden.

Entrance Porch

Door to the entrance hall.

Entrance Hall 24' 4" x 4' 1" (7.41m x 1.24m) min

Picture window to the kitchen. Doors to the dining room leading to the living room, study, kitchen, bedrooms three and four and bathroom. Laminate flooring. Radiator.

Dining Room 13' 8" x 10' 2" (4.16m x 3.10m)

Double glazed window to the front aspect. Original wood flooring. Coving to the ceiling. Radiator. Door to the sitting room.

Sitting Room 21' 2" x 14' 11" (6.45m x 4.54m)

Dual aspect double glazed windows. Double glazed French doors to the side aspect. Log burner (by separate negotiation). Coving to the ceiling. Radiator.



Kitchen/Breakfast Room 18' 10" x 13' 8" (5.74m x 4.16m)

Stable door to the rear aspect. Double glazed picture window to the side aspect. Wall and base units surmounted by worksurface. Ceramic one and a half sink with drainer and mixer tap. Tiled splashbacks. Baumatic oven with five ring gas hob. Solid French Oak flooring. Radiator.



Ground Floor Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)

Obscure picture window to the kitchen. Panelled bath with mains shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Study 16' 1" x 12' 5" (4.90m x 3.78m) max

Dual aspect double glazed windows to the front and side aspects. Under stairs storage. Original parquet flooring. Stairs rising to the first floor. Radiator.

Bedroom Three 15' 7" x 13' 8" (4.75m x 4.16m) max

Double glazed window to the side aspect. Fitted wardrobe. Door to the main entrance hall. Door to the en-suite. Radiator.

En-suite 6' 9" x 5' 4" (2.06m x 1.62m)

Obscure double-glazed window to the side aspect. Panelled bath with mains shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Bedroom Four 15' 11" x 9' 1" (4.85m x 2.77m) min

Double glazed window to the side aspect. Fitted wardrobes. Radiator.

Kitchen/Living Room 20' 10" x 8' 11" (6.35m x 2.72m)

Dual aspect double glazed windows. Space for a dining room table. Living space. The kitchen is fitted with wall and base units, surmounted by worksurface. Stainless steel sink and drainer. Integrated oven and hob. Space for a fridge freezer. Door to the bedroom.

Landing

Spacious landing, vaulted ceiling with double glazed Velux skylights. Doors to the bedrooms and shower room. Radiator.

Bedroom One 27' 3" x 12' 9" (8.30m x 3.88m) max

Vaulted ceiling. Double glazed windows to the front and picture window and door to the balcony (Westerly facing) Storage in the eaves. Two radiators.

Bedroom Two 24' 2" x 11' 5" (7.36m x 3.48m) max

Vaulted ceiling with double glazed Velux skylights. Dual aspect double glazed windows to the side and rear aspects. Eaves storage. Radiator.

Shower Room 11' 11" x 4' 10" (3.63m x 1.47m) max

Vaulted ceiling with Velux skylight. Wood panelling to the walls. Shower cubicle with mains shower. Tiled splashbacks. Pedestal wash hand basin and low flush w.c. Central heated ladder rail.

Orchard/Paddock

In all approximately 2 acres: the garden is laid to lawn, well stocked with mature planting and several species of roses. The orchard has plum, apple and pear trees. The outhouse has power, plumbing for a washing machine and a sink and drainer with cold water. Two large dog kennels and a space for storage. Greenhouse. Chicken runs and coops. Stable barn (previously used for cattle with original features). Detached corrugated metal garage. Gated access to the bridal path. Outside taps. Boiler room housing the oil-fired boiler. Oil tank. Sceptic tank.

Additional Information

Wifi

Tenure: Freehold

Council Tax Band: F





Ground Floor
Approx 271.5 sq. metres (2915.8 sq. feet)



First Floor
Approx 86.3 sq. metres (923.2 sq. feet)



Total area approx. 357.2 sq. metres (3844.8 sq. feet)

DISCLAIMER - Floor plans 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	72 G
21-38	F		
1-20	G		

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N446 Ravensworth 01670 713330