



# Lench View, Upton Snodsbury Road, Pinvin

£745,000

- Detached five bedroom house
- Light and airy living room
- Breakfast kitchen
- Separate utility room
- Dining room and study
- Master bedroom with en-suite
- Well established gardens with paddock area approaching an acre in total
- Double garage with two further rooms above and a separate w.c.
- Additional timber-built garage

Nigel Poole  
& Partners

# Lench View

£745,000

**\*\*A FIVE BEDROOM DETACHED HOUSE\*\*** With additional self-contained accommodation (ideal for use as an office/bedroom/games room etc. Set on the outskirts of this popular village, the property is set back from the road, behind mature beech hedge, shrubs and trees. 5 bar double gates lead to a sweeping gravelled driveway, allowing off road parking for multiple vehicles. Located on the edge of Pinvin which offers a First and Middle school, the property is just a few minutes' drive from Pershore train station and the centre of the Georgian riverside town of Pershore where there is a range of independent shops, pubs and restaurants, as well as a leisure centre and the thriving Number 8 Community Arts Centre. There are excellent links to Evesham, the M5 motorway, Worcester City centre and Worcester Parkway train station.

## Entrance Hall

Doors to the living room, dining room, kitchen, study and cloakroom. Stairs rising to the first floor. Fitted storage cupboard with glass shelving over. Radiator.

## Cloakroom 5' 0" x 4' 9" (1.52m x 1.45m) max

Vanity wash hand basin and low flush w.c. Radiator.

## Living Room 25' 7" x 14' 5" (7.79m x 4.39m) max

Double glazed bow window overlooking a gravelled garden area with rockery and ornamental pond. French doors to the dining room. Feature brick fireplace with oak mantle over housing an Esse multi-fuel stove. Two radiators. Television aerial point.



## Dining Room 14' 2" x 10' 4" (4.31m x 3.15m)

Double glazed windows and French doors with side panel overlooking and giving access to the rear garden. Partially exposed wood floor. Radiator.

## Study 11' 8" x 8' 1" (3.55m x 2.46m)

Dual aspect double glazed windows to the front and side aspects. Fitted book shelving. Radiator. Telephone point.

## L-Shaped Breakfast Kitchen 21' 1" x 11' 6" (6.42m x 3.50m) max

Dual aspect double glazed windows to front and rear with double glazed French doors to the garden. Wall and base units with underlighting surmounted by Maia worksurface. One and a half stainless steel sink with mixer tap. Tiled splashbacks. Space for a range oven with extractor over. Space and plumbing for a dishwasher. Space for a fridge freezer. Ceramic tiled flooring. Spotlights to the ceiling. Television aerial point. Radiator. A door gives access to the garage with/utility/larder area to the rear.



## Landing

Double glazed window with views across the garden to Bredon Hill. Access to the loft. Doors to four bedrooms, the dressing room/bedroom five and the family bathroom. Bookshelves. Radiator.

## Master Bedroom 13' 1" x 10' 4" (3.98m x 3.15m) max

Double glazed window overlooking the garden and fields beyond towards the Lenches. Television aerial point. Doors to the dressing room/bedroom five and the en-suite. Radiator.

## En-suite 6' 8" x 3' 3" (2.03m x 0.99m) max

Double-glazed skylight. Shower cubicle with mains fed shower. Vanity wash hand basin and low flush w.c. Central heated ladder rail. Tiled splashbacks and flooring.

23 High Street, Pershore WR10 1AA

### Dressing Room/Bed 5 12' 2" x 9' 7" (3.71m x 2.92m) max

Double glazed dual aspect windows with views over the gardens to Bredon Hill and the Lenches. Fitted wardrobes with cupboards over. Television aerial point. Radiator.

### Bedroom Two 13' 4" x 12' 4" (4.06m x 3.76m) max

Double glazed dual aspect windows with view over the gardens towards Bredon Hill. Fitted wardrobe. Fitted window seat with storage below. Vanity wash hand basin. Television aerial point. Radiator.

### Bedroom Three 12' 4" x 9' 3" (3.76m x 2.82m) max

Double glazed window overlooking the front elevation/pond and rockery garden. Television aerial point. Radiator.

### Bedroom Four 11' 4" x 11' 3" (3.45m x 3.43m) max

Double glazed skylight. Fitted wardrobe and bookshelves. Television aerial point. Radiator.

### Family Bathroom 9' 3" x 7' 2" (2.82m x 2.18m) max

Double glazed window with views towards Bredon Hill. Roll top bath with mixer tap and shower head. Shower cubicle with mains fed rainfall shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Exposed wood flooring. Spotlights to the ceiling. Shaver point.

### Double Garage 19' 4" x 16' 5" (5.89m x 5.00m) max

Up and over electric door. Power and lighting. Wall mounted gas fired Worcester condensing combi boiler. Side door to the carport and driveway. Radiator.

### Utility Room 19' 4" x 7' 10" (5.89m x 2.39m) max

Located to the rear of the garage. Sink and drainer. Wall and base units. Space and plumbing for appliances.



### Annex over the Garage

Access via external steps to the rear.

### Family/Games Room 13' 8" x 12' 7" (4.16m x 3.83m)

Vaulted ceiling with double glazed Velux skylight. Exposed wooden flooring. Television aerial point. Electric cooker point. Radiator. Door to the study/bedroom.

### Study/Bedroom 8' 10" x 6' 5" (2.69m x 1.95m)

Vaulted ceiling with double glazed Velux skylight. This room has been used as a work from home office by the current owners and has its own telephone point and power points. Door to the w.c. with a vanity unit and space for a shower. Radiator.

### Detached Timber Garage 17' 0" x 8' 10" (5.18m x 2.69m)

Garden Room: Double glazed door and windows with adjacent log store.

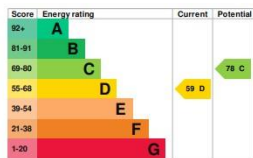
### Garden

The property is approached via double wooden gates into a gravelled driveway with turning area leading to the front of the property and garages proving extensive off road parking space. The gardens surround the property to the front, side and rear laid to lawn with a variety of mature flowering plants, shrubs and trees. There is a summerhouse to the front of the property where there are views to the house, gardens and fields beyond. The current owners have established a paddock area with animal housing and a storage shed. Adjacent to the paddock there are several young fruit trees. The secluded rear garden has a gravelled and paved seating area leading to the formal gardens with a meandering footpath. Vegetable patch with a greenhouse.

Tenure: Freehold

Council Tax Band: F





Total area: approx. 272.6 sq. metres (2934.2 sq. feet)

**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 WR10 2LB

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