

Sheriffs Lench, Evesham, WR11 4SN

SBK Lettings

ELEVATING YOUR PROPERTY JOURNEY

Property Description

*** AVAILABLE NOW ***

Situated on the outskirts of the picturesque village of Sheriffs Lench, this substantial five-bedroom farmhouse offers spacious accommodation, character and an attractive rural setting, surrounded by countryside.

Set well back from the road, the property is approached via a sweeping driveway leading to the front of the house, with lawns, a pond with water feature and mature shrubs and trees.

The accommodation briefly comprises a reception hall, cloakroom/WC, lounge with open fireplace, separate dining room and a farmhouse kitchen with adjoining utility room. There is also an inner hall leading to a study or fifth bedroom, a shower room and access to the double garage.

Upstairs, the landing provides access to a partially boarded loft with ladder and lighting. The principal bedroom enjoys views towards the pool and surrounding countryside and benefits from an en-suite bathroom with shower cubicle, WC and wash basin. There are a further three double bedrooms and a family bathroom featuring a bath and separate shower cubicle.

Externally, the property benefits from extensive lawned gardens, ornamental trees and a paved terrace, with the grounds enclosed principally by substantial shrub hedging. There is a large, lockable metal storage unit housing the ride-on mower, alongside the attached double garage with lighting, power and two electric garage doors.

The property benefits from oil-fired central heating and a range of built-in appliances, including a fridge & dishwasher.

Additional tenancy information:
- The tenant is responsible for mowing the lawns and maintaining the flower beds.
- The landlord will maintain the hedges.
- Septic tank emptying/clearing and servicing of the ride-on mower are included.
- The chimney is not in use. It may only be used if the tenant arranges and pays for a chimney sweep.
- Please note, the property is next to a working farm.

The property is offered UNFURNISHED.

Council Tax Band: G
Energy Rating: D













Key Features

- AVAILABLE NOW
- Sheriffs Lench
- 5 Bedrooms
- Country Farm House
- Unfurnished
- Large Rear Garden
- Double Garage
- Energy Rating D
- Council Tax Band G
- Periodic Tenancy

SCAN HERE TO REGISTER YOUR INTEREST

£2,500 PCM