



Highfields, Atch Lench

Evesham

Guide Price **£875,000**



Highfields

Atch Lench, Evesham

- Impressive four-bedroom detached family home, offering approximately 2,409 sq ft of beautifully presented and versatile living accommodation.
- Extensively extended and modernised, with a new roof in 2020 and contemporary kitchen and bathrooms fitted in 2021.
- Exceptional south-facing rear garden with extensive lawn, mature oak, established planting, pond and two patios, one with Malvern Hills views.
- Garage with additional storage beside the house; separate carport and electrically supplied workshop at the end of the garden.
- Family bathroom and ground-floor shower room, with underfloor heating to the ground-floor living space.
- Solar photovoltaic panels, gas central heating and modern improvements combining everyday comfort with practical energy features.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



Situated in the picturesque Worcestershire village of Atch Lench, Highfields is an impressive four-bedroom detached family home offering approximately 2,409 sq ft of beautifully presented and thoughtfully designed accommodation, set within grounds extending to almost half an acre. Fully renovated in 2021, the property seamlessly combines contemporary living with generous, well-proportioned interiors, finished to an exceptional standard throughout. Outside, substantial landscaped gardens, versatile outbuildings and far-reaching countryside views further enhance the appeal of this exceptional home.

Approached via a sweeping block-paved driveway, the property enjoys an attractive, elevated position behind a beautifully maintained front garden, with established planting and curved retaining walls creating an impressive first impression. The driveway provides ample off-road parking and leads to a detached garage, with additional garaging and workshop space offering excellent versatility.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation. To the front, the reception room benefits from an attractive bay window overlooking the gardens, creating a comfortable setting for relaxing or entertaining. Opposite, a similarly proportioned study offers an ideal space for home working, with flexibility for alternative uses.



The heart of the home is the generously proportioned kitchen/dining room/family room, thoughtfully designed to accommodate both everyday family life and entertaining. Renovated in 2021, the kitchen provides a contemporary and practical space, with extensive worktop areas and a layout that flows naturally into the dining accommodation. Beyond, the adjoining family room offers an additional reception area overlooking the rear garden, with access to a conservatory providing a further space to enjoy the surrounding greenery throughout the seasons.

A separate utility room and ground-floor shower room complete the accommodation on this level.

The first floor offers four well-proportioned bedrooms, arranged around a central landing. The principal bedroom is particularly spacious and benefits from an adjoining dressing room, providing excellent storage and convenience. Three further bedrooms offer flexible accommodation for family members or guests, while two bathrooms, renovated in 2021, serve the first-floor accommodation.

Externally, Highfields truly comes into its own. The extensive south-facing rear garden provides an exceptional outdoor setting, with sweeping lawns, established trees, mature hedgerows and thoughtfully landscaped areas creating a wonderful sense of space and privacy. A raised lawn immediately behind the house is complemented by attractive stone retaining walls, while paved seating areas provide opportunities for outdoor dining and entertaining.

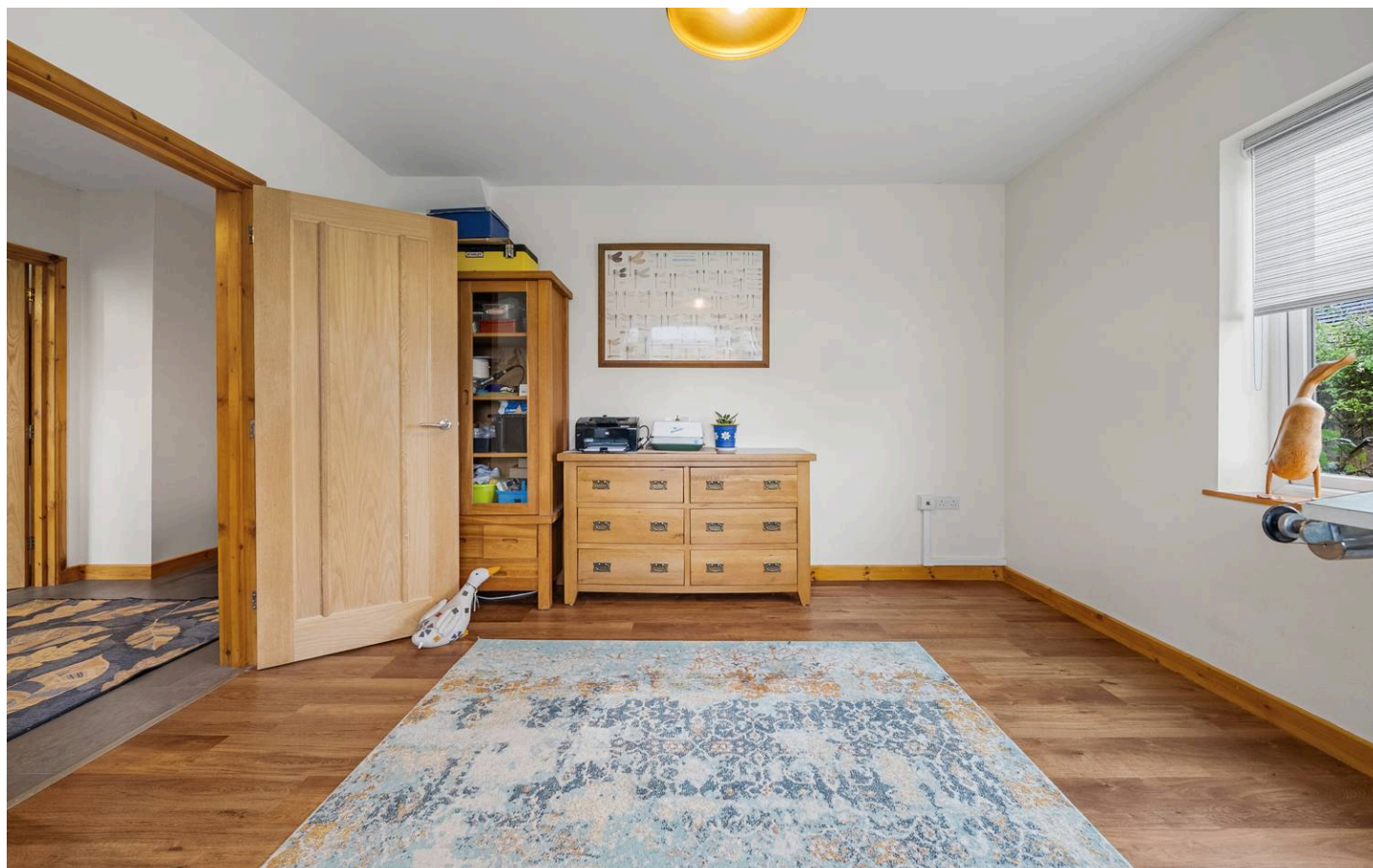


Beyond the formal garden, the grounds extend into a substantial lawned area interspersed with mature trees and established planting, providing generous space for recreation, gardening and enjoying the peaceful surroundings. Positioned towards the rear of the grounds is a substantial detached garage/workshop, extending to approximately 271 sq ft, offering excellent potential for conversion into a spacious home office, studio or creative workspace, subject to any necessary consents. An adjoining carport provides additional covered parking, further enhancing the versatility and practicality of this impressive outdoor space.

The property also benefits from a detached garage, additional garage and workshop accommodation, a carport, extensive driveway parking and an electric vehicle charging point. Solar photovoltaic panels provide a further practical feature.

Situated in the desirable rural hamlet of Atch Lench, Highfields enjoys a peaceful countryside setting surrounded by attractive Worcestershire landscapes, while remaining within reach of the amenities and transport connections available in nearby Evesham and Pershore.

Combining generous family accommodation, extensive renovations, exceptional gardens and a beautiful rural setting, Highfields presents a wonderful opportunity for those seeking a substantial countryside home with space both inside and out.



Atch Lench is a picturesque rural hamlet nestled within the Worcestershire countryside, surrounded by rolling landscapes, open farmland and charming villages. Offering a peaceful rural lifestyle, the location remains conveniently positioned for the nearby market towns of Evesham and Pershore, both providing a variety of independent shops, supermarkets, cafés, restaurants and everyday amenities. The surrounding countryside offers scenic walking routes, traditional country pubs and opportunities to explore the beautiful Vale of Evesham. Excellent transport connections include the nearby A46, providing access towards Worcester and Stratford-upon-Avon, while Evesham and Worcester Parkway railway stations offer services to a range of regional and national destinations. Combining countryside tranquillity with convenient amenities and transport links, Atch Lench is an attractive setting for those seeking rural living without isolation.









Highfields, Atch Lench, Evesham, WR11

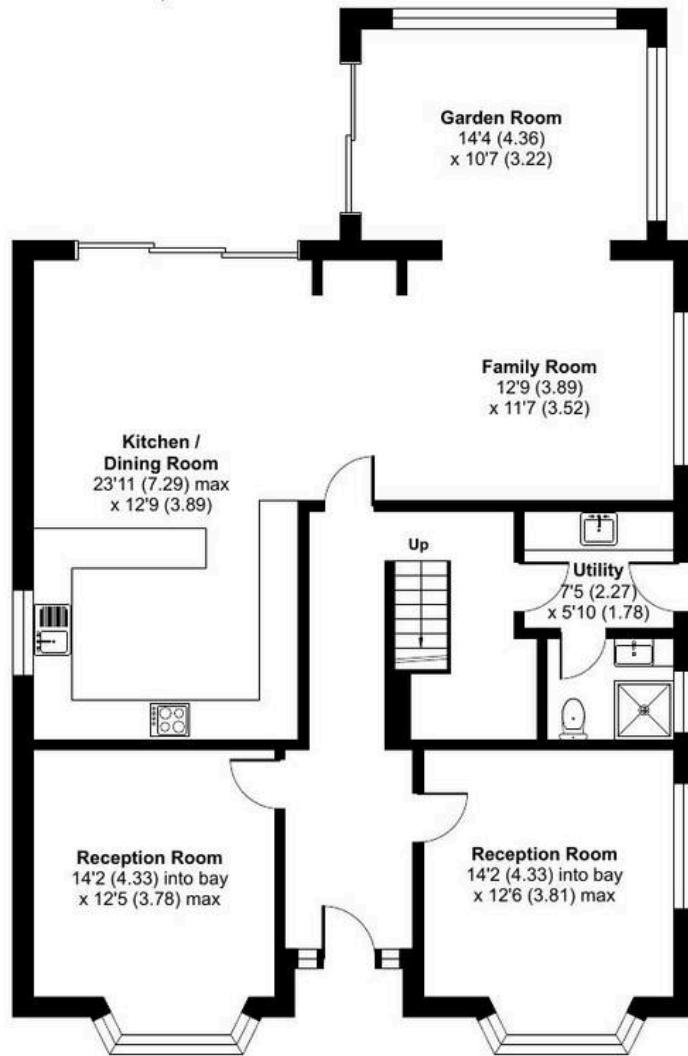
Approximate Area = 2409 sq ft / 223.8 sq m

Limited Use Area(s) = 110 sq ft / 10.2 sq m

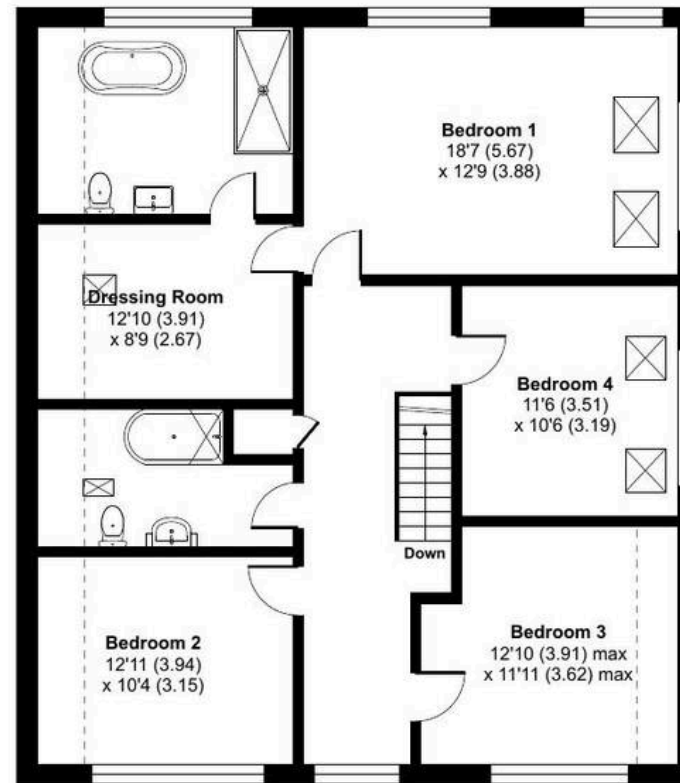
Garage & Workshop = 567 sq ft / 52.7 sq m
(excludes carport)

Total = 3086 sq ft / 286.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted
head height

