



# A period property with fine rural views

**Lenchwick House, Lenchwick, Worcestershire WR11 4TG**

Freehold





Entrance hall • drawing room • dining room • snug  
• conservatory • kitchen • utility • walk in larder • office  
with shower room • principal bedroom with en suite  
bathroom • four further bedrooms • family bathroom and  
cloakroom • Gardens with store, garage and parking  
• In all about 1.3 acres • Further land up to 30.7 acres is  
available by separate negotiation.

#### **Mileages**

Evesham Station 3 miles,  
Honeybourne Station 7 miles,  
Broadway 8 miles, Stratford-  
upon-Avon 13 miles, Worcester  
16 miles, Cheltenham 20 miles,  
Birmingham 31 miles (all  
distances and times are  
approximate)

#### **Situation and Communications**

Lenchwick is a small village  
consisting of a mixture of  
period and modern houses and  
cottages situated  
approximately 3 miles to the  
north of Evesham which offers  
day to day requirements.

The historic market town of  
Evesham is centred around the  
River Avon with a delightful  
riverside park, picturesque  
Abbey and a wide range of  
shops catering for a range of  
day to day requirements. The  
larger centres of Worcester,  
Cheltenham and Stratford-  
upon-Avon provide a wider  
range of shopping, cultural and  
shopping facilities. A Farmers  
Market is held in the historic  
Market Square on the fourth  
Friday of every month.  
Evesham is home to many  
annual events including a  
fishing contest, a hot-air  
balloon festival, a regatta and a  
river festival which features  
illuminated boats.

For the sporting enthusiast  
there is hunting with the  
Worcestershire and North  
Cotswolds, National Hunt  
racing at Cheltenham,  
Stratford-upon-Avon, Warwick  
and Worcester, County Cricket  
at Worcester, Premiership  
Rugby at Worcester and  
Gloucester and golf at  
Fladbury, The Vale and  
Broadway. There is a canoe  
club in nearby Fladbury  
catering particularly for the  
young and is one of the most  
successful in Britain. Locally  
there are many public  
footpaths and bridleways for  
walking and riding enthusiasts.  
Theatres are to be found in  
Cheltenham and Stratford-  
upon-Avon, including the  
renowned Royal Shakespeare  
Company. There is excellent  
schooling in the general area  
with high achieving state and  
private schools at Worcester,  
Stratford-upon-Avon,  
Cheltenham and Malvern.









The M5 and M42 are within easy reach and there are regular train services from Evesham to London Paddington and Birmingham. Local race courses include Worcester, Stratford-upon-Avon and Cheltenham. Local footpaths and bridle ways provide access through this glorious part of Worcestershire.

### **Lenchwick House**

Believed to have been built in 1920 on land forming part of the Duc d'Orleans estate, Lenchwick House is a handsome detached property with versatile and spacious accommodation laid out over two floors. Scope exists to remodel the existing layout to suit the needs of modern life (subject to the usual consents). The property retains some period features including ceiling cornicing, sash windows and a handsome carved fireplace.

You enter the property via the welcoming entrance hall which provides access to three principal reception rooms, a drawing room with conservatory, dining room and snug, all with fine views over the gardens. The drawing room is particularly magnificent and has a wonderful bay window. There is also a comfortable snug, again with a bay window.

The kitchen is fitted out with a comprehensive range of cabinets and an Aga. Across the hall is a very useful walk-in larder. Adjoining the kitchen is a large room which is currently used as an office and has access to a shower room but could become a ground floor bedroom. Also on the ground

floor is a cloakroom and utility, the latter accessed from the garden.

The staircase to the bedroom accommodation rises from the hall. The good sized landing leads to the principal bedroom with fitted cupboards, a large window and en suite bathroom with separate shower cubicle. There are four further bedrooms sharing a bathroom and a store cupboard.

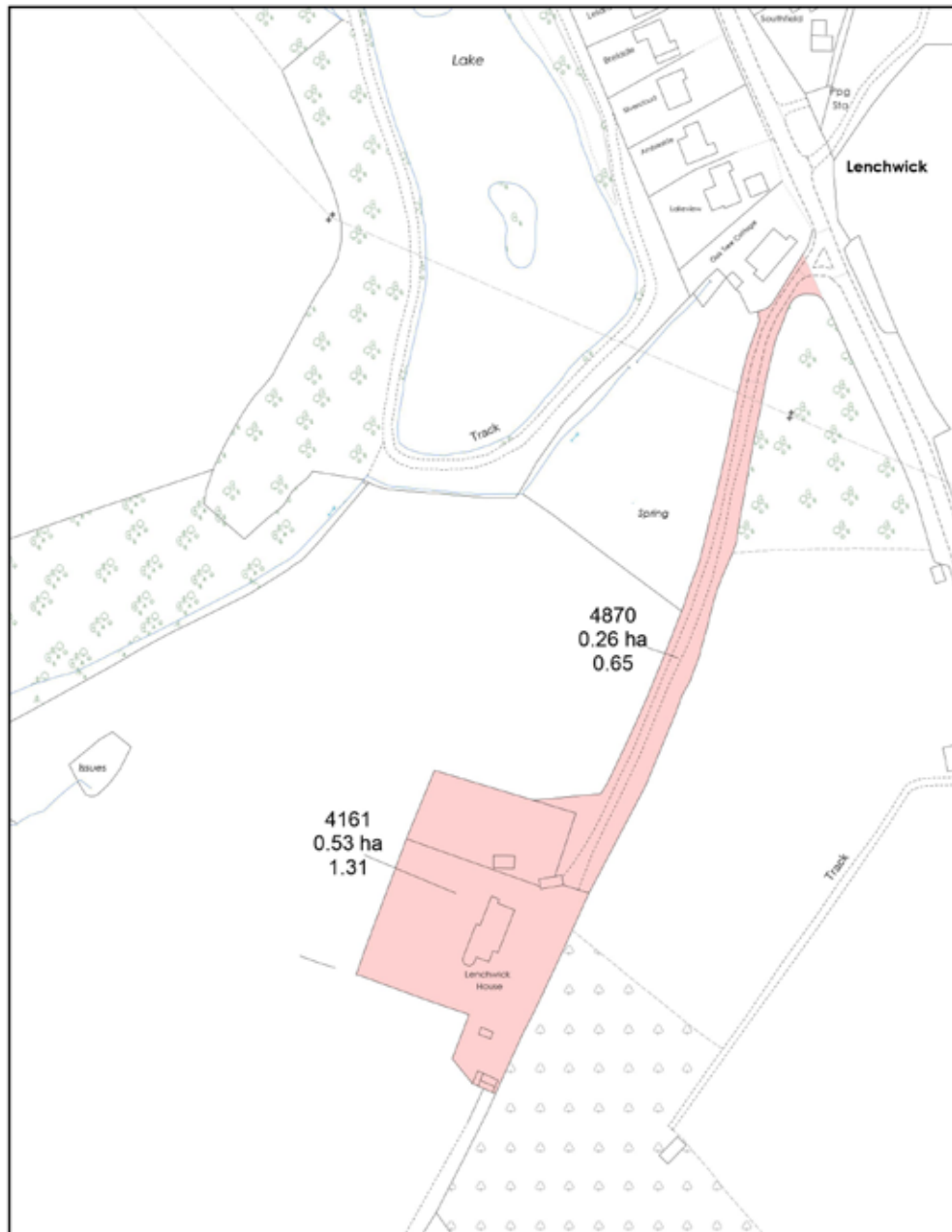
### **Gardens and Grounds**

The gardens, which are mainly laid to lawn with ornamental specimen trees, lie to three sides of the property and offer seclusion and views from all aspects. A pretty veranda adjoins the property providing an ideal place for summer dining. The grounds beyond the gardens are permanent pasture dotted with mature parkland trees.

The property is approached from the village lane via a long driveway which terminates at the property.

There is an additional 23 acres of permanent pasture and nine acres of arable land available by separate negotiation. The amount of additional land available can be tailored to suit the buyer's requirements.





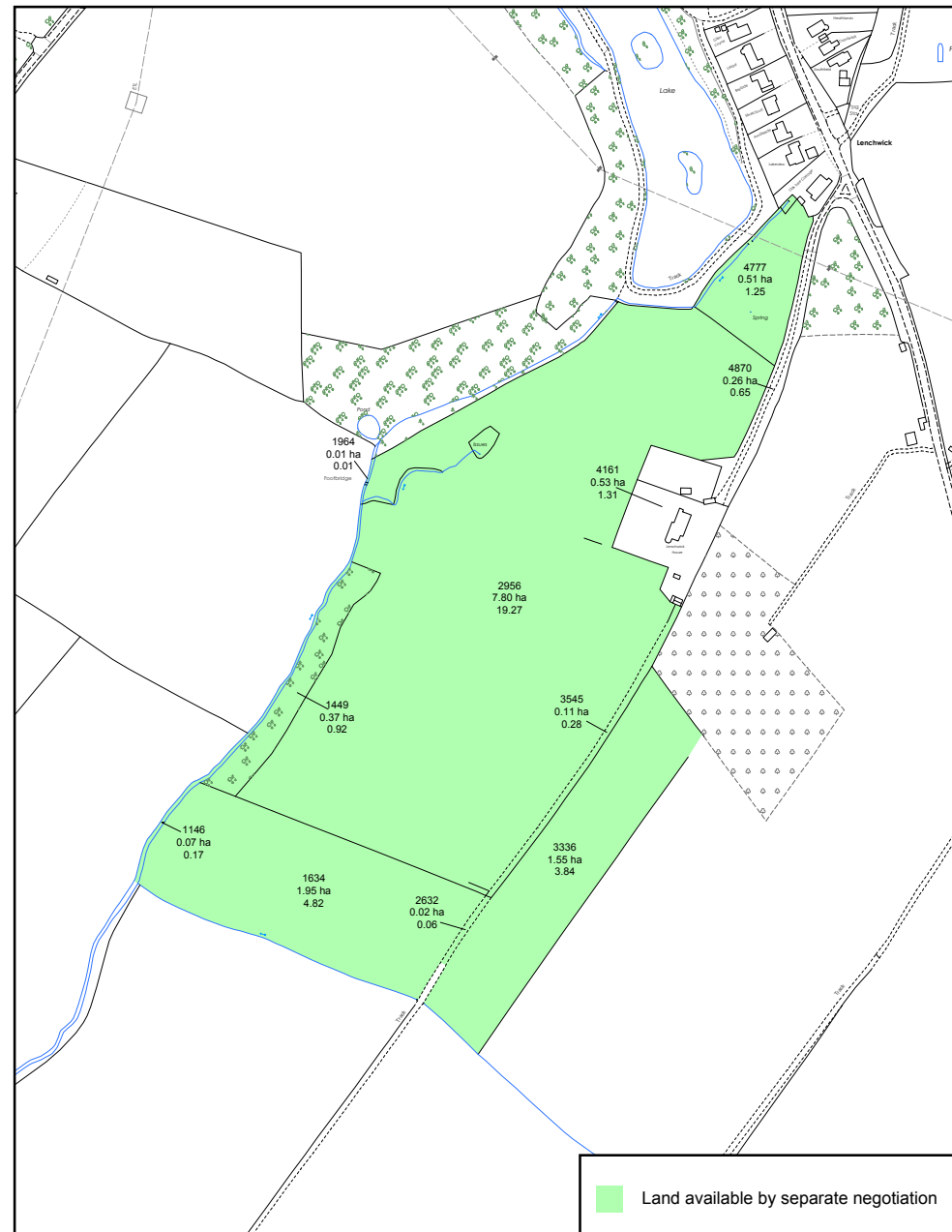
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Drawing No U13421-05 Date 22.10.20

Not to Scale

Lenchwick House

Location SE 035 468



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Not to Scale

Lenchwick House

Location SE 035 468



Land available by separate negotiation



## General Information

### Local Authority

Wychavon District Council.  
Band H.

### Services

Mains water and electricity are connected. Oil fired central heating. Private drainage.

### Tenure

Freehold.

### Town and Country Planning

The property lies within the area administered by Wychavon District Council to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

### Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

### Directions WR11 4TG

From Evesham head north on the A4184 and continue for about 1.5 miles. At the roundabout take the first exit left onto the A44/The Squires. After a short distance take the right turn to 'The Lenches' and proceed for about half-a-mile. As you reach the edge of the village turn sharp left and proceed through gate posts and along the drive to the parking in front of the property.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by prior accompanied appointment with Savills.

### Date of Information

Particulars prepared: June 2020. Photographs taken: June 2020.







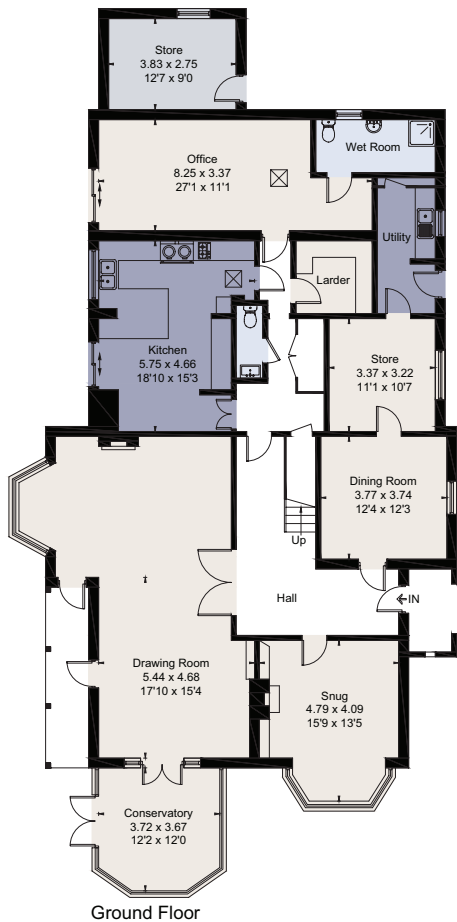
**Lenchwick House, Lenchwick, Worcestershire WR11 4TG**  
**Approximate Area** 348.9 sq m / 3755 sq ft (Excluding Void)  
**Store** 10.7 sq m / 115 sq ft  
**Garage** 38.2 sq m / 411 sq ft  
**Total** 397.8 sq m / 4281 sq ft  
**Including Limited Use Area** (0.4 sq m / 4 sq ft)



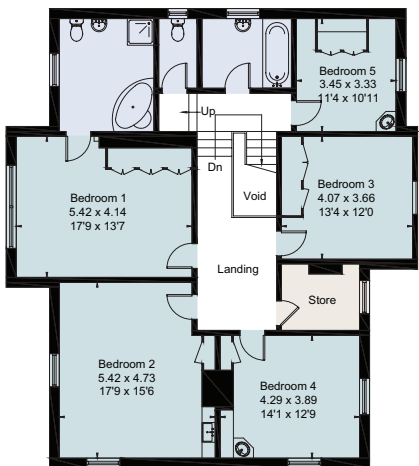
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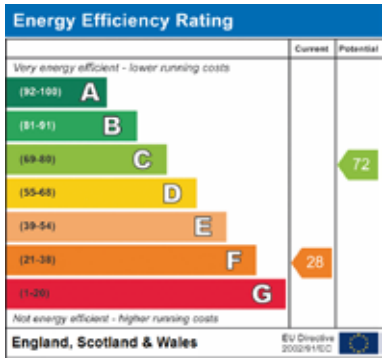
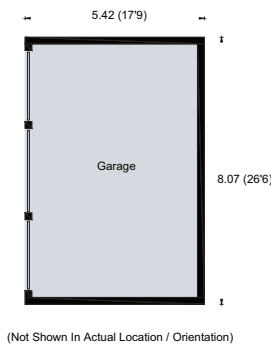
**David Henderson**  
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☐ - Reduced head height below 1.5m



First Floor



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