



An opportunity to transform a studio into a home

The Chapel, Main Street, Atch Lench, Worcestershire WR11 4SW

Freehold



Reception room • kitchen • two cloakrooms • study
• office • bedroom • mezzanine landing.

Distances

Bidford-on-Avon 6 miles,
Pershore 9 miles, Evesham
5 miles (London Paddington
from 110 minutes), Worcester
15 miles, (all distances and
times are approximate).

Situation and Communications

Atch Lench is a charming hamlet nestling in some of Worcestershire's finest countryside with wooded and farmed hills renowned for its orchards with wonderful blossoms in the spring and early summer. Local facilities within the Lenches include an excellent pre-school and primary school, a great sports and tennis club and various social events throughout the year. Further extensive facilities for shopping, leisure and education are found in the riverside town of Evesham and the Georgian market town of Pershore. The M5 as and access to Cheltenham and Worcester are also within easy reach.

The Chapel

Formerly a Baptist chapel, the property is of masonry construction with handmade red bricks. The roof is of a low pitch with slate tiles. The south-east elevation faces towards the graveyard and consists of a brick built wall with two arched windows which provide light into the spacious, double height reception room.

The Chapel has been used as an office and showroom in recent times. All services are

connected and the initial work has been done to a high standard. The sale of the property presents an exciting opportunity to create a unique home in a pretty hamlet subject to the usual consents.

General Information

Local Authority

Wychavon District Council.

Services

Mains water, electricity and drainage are connected. Telephone line subject to BT transfer regulations.

Tenure

Freehold

Wayleaves, Easements and Rights of Way

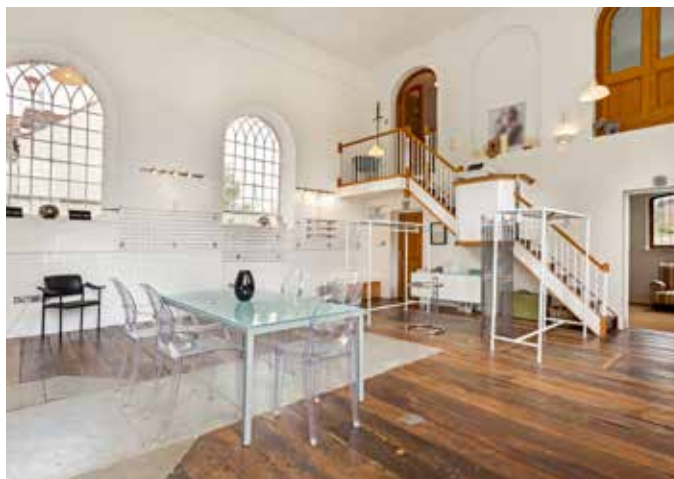
The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other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

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: July 2021.
Photographs taken: June 2021.





The Chapel, Main Street, Atch Lench, Worcestershire WR11 4SW

Approximate Area 128.5 sq m / 1383 sq ft (Excluding Void)

Including Limited Use Area (2.4 sq m / 26 sq ft)



savills

savills.co.uk


David Henderson

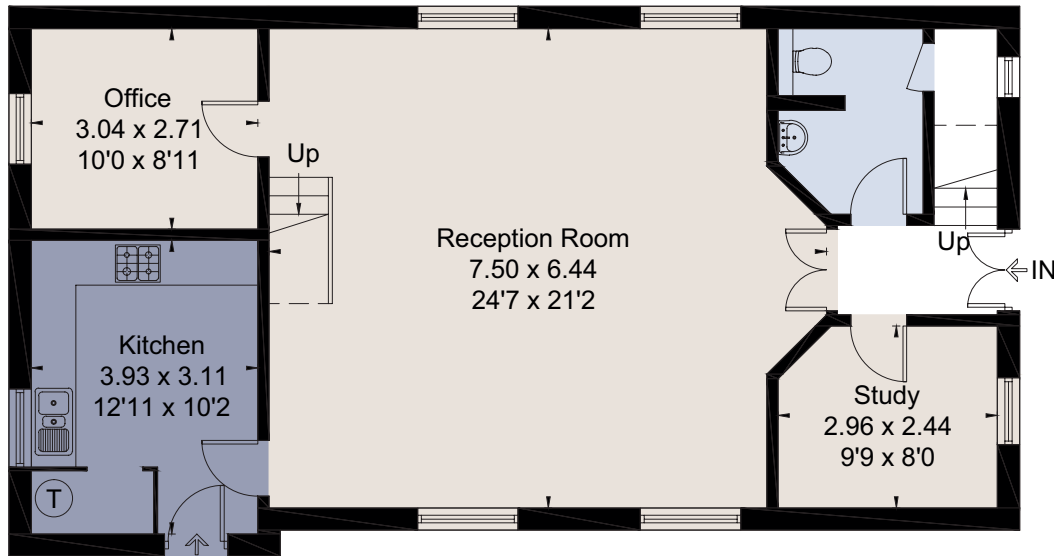
Savills Stow-on-the-Wold

01451 832832

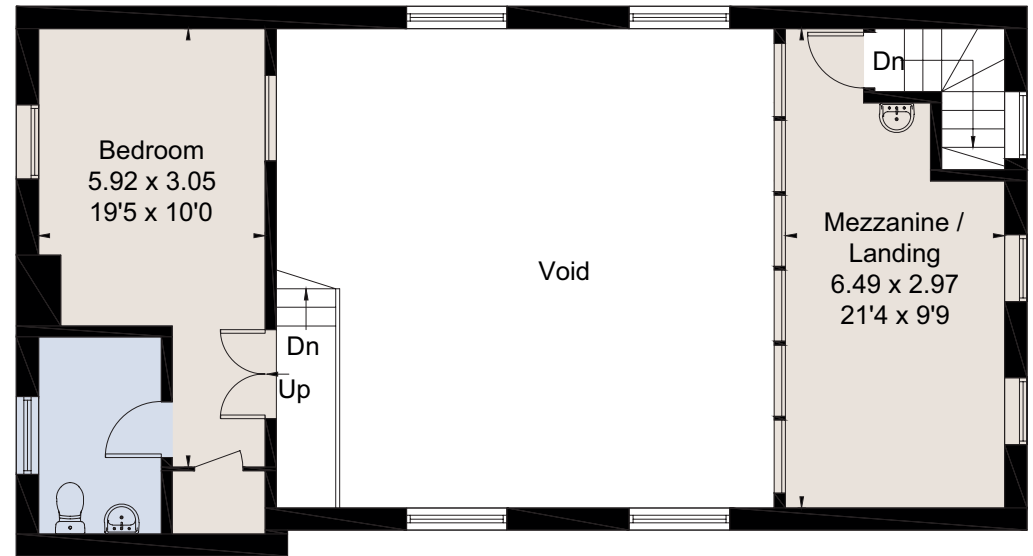
stow@savills.com



 = Reduced head height below 1.5m



Ground Floor



First Floor

For identification only. Not to scale. © 210701DH

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

