

The Orchard, Atch Lench, Worcestershire







A detached four bedroom family house with a **contemporary design and A rated for energy efficiency**, with extensive outside space and buildings, in all about 2.13 acres.

Summary of accommodation

Four bedrooms | Three bathrooms | Galleried landing | Hall | Study | Kitchen/dining room open to sitting room | Snug/second study | Utility room
Boot room | Cloakroom

Detached garage | Garden room/studio/home office | Further detached barn with stores, gym and workshop | Former stables providing annexe with studio room with kitchenette, bedroom with shower and separate WC | Deck with hot tub

Former all weather manège with astroturf covering | Attractive gardens with orchard | Views

In all about 2.13 acres

Distances

Evesham 4 miles (trains to London Paddington from 1 hour 40 mins), Stratford-upon-Avon 13 miles
Cheltenham 21 miles, Birmingham International Airport 29 miles, M5 (J7) 13 miles, M40 (J15) 19 miles
(All distances and times are approximate)



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Situation

Atch Lench is one of five villages known locally as The Lenches, a well-kept Worcestershire secret just across the border from Warwickshire. Set in superb unspoilt countryside, the village is close to Harvington (1 mile), which provides shopping for day-to-day requirements with more extensive shopping and leisure facilities at Evesham, Stratford-upon-Avon, Worcester and Cheltenham. The adjacent village of Church Lench has a sports club, tennis courts, cricket and football clubs, social clubs and recently opened The Lenches Amphitheatre.

The area is extremely well provided with a range of state, private and grammar schools to suit most requirements, including The Church Lench First School, rated Outstanding by Ofsted, and the well-respected Prince Henry's School in Evesham, rated Outstanding. Atch Lench is also in the priority circle for the Alcester Grammar school and King Edward VI Grammar schools in Stratford-upon-Avon.

For the commuter, both the M5 and M40 are easily accessible, providing routes to Birmingham and London. Direct train services run from nearby Evesham station into London Paddington.

The property

The Orchard is a detached family house rendered to the front and sides and timber clad to the rear elevation, situated in the village of Atch Lench, offering views over countryside. The village street position of the house belies the open paddock area behind, which forms part of the property.

Originally dating from the 1980s, the property underwent an architect designed modernisation and extension in 2012. The property has been renovated to the highest standard, with high levels of insulation to the floors, walls and roof, with ground floor underfloor heating. Aluminium double-glazed windows. Efficient gas-fired central heating, LED low-energy lighting and four kilowatts of solar panels providing feed-in tariff and generating some free electricity.

The outlook to the rear, facing south, is spectacularly enhanced by a glazed gable benefiting the sitting room and principal bedroom, in particular. Other first-floor rooms have large, double-glazed Velux windows. The open-plan layout of the kitchen, dining room and sitting room gives a great sense of light and space.





There are currently two studies, one of which would also work well as a snug and which is designed to be used to install a lift if required, future-proofing the use of the home.

The ground floor rooms at the front of the house, including the hall, boot room, WC, and study, could be converted to an annexe if required. The vaulted principal bedroom has a Juliet balcony, with fine views over the Malvern Hills, a range of wardrobes and luxurious en suite shower room. There is a family bathroom that also serves bedroom two and a Jack and Jill en suite shower room between bedrooms three and four. Bedroom four has a mezzanine sleeping platform.





Approximate Gross Internal Floor Area

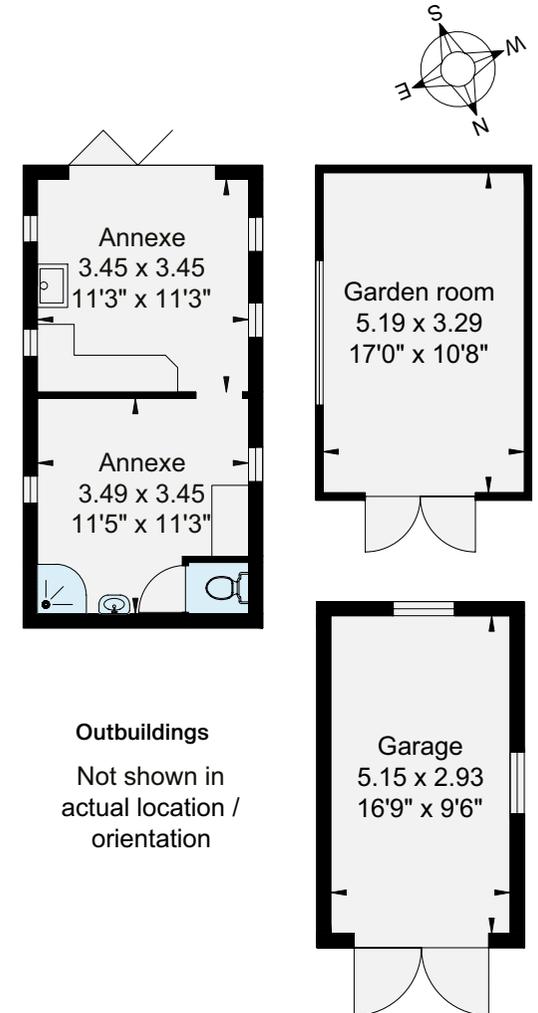
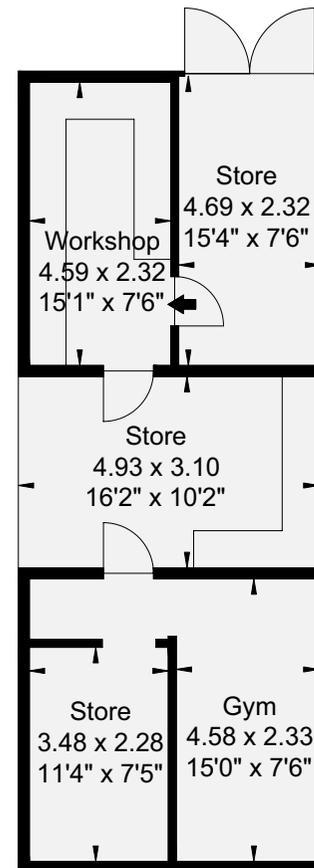
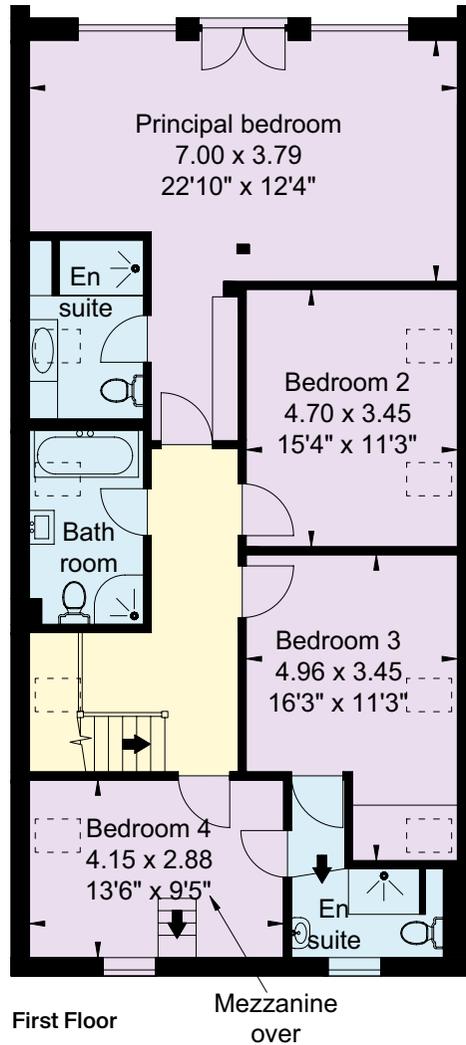
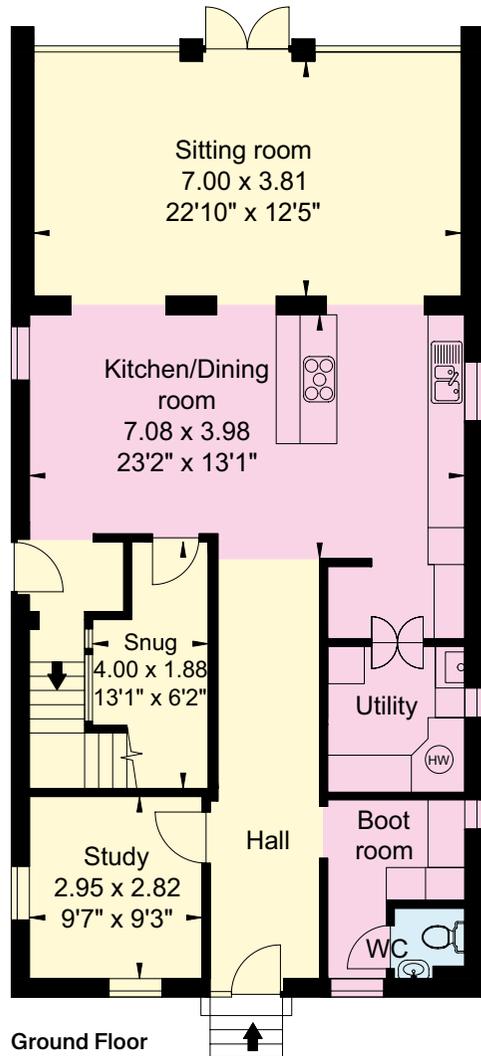
House: 208 sq m (2,240 sq ft)

Outbuildings: 118 sq m (1,271 sq ft)

Total: 326 sq m (3,511 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens and grounds

The front driveway provides private parking for a number of cars and gives access to the detached garage. Side access leads to the lovely south-facing deck, and the garden leads to much beyond including a detached garden room, also ideal as a studio or home office and a greenhouse.

There is a manège, currently with an astroturf covering and cricket net. The former stables provides two rooms, a guest annexe or consulting room with a studio with wood burner, electric heating and kitchenette and a bedroom with shower and separate WC. Outside is a deck with hot tub.

Enclosed timber frame barn with insulated gym, workshop and stores, and outside seating area with a fire pit. The paddock land is bordered by fine mature trees, and the vendors have replanted a young orchard of plum, apple, pear, cherry and walnut trees in keeping with the orchard tradition of the Lenches. The paddock land could readily be fenced for equestrian use or livestock. The village has a community plum orchard for summertime walks.



Services

Mains electricity, gas, water and drainage are connected to the property. Gas-fired central heating. Telephone and superfast broadband, security system. 4 Kw solar panels to the roof of the stables.

Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation. The vendor's solicitors will provide a schedule of items included and excluded from the sale.

Directions (WR11 4SW)

From Stratford-upon-Avon, proceed west on the A46 signposted Alcester. At the large roundabout, turn right, crossing the River Alne and at the next roundabout, turn left signposted to Arrow. Continue along this road past Ragley Hall on the right hand side and continue following the signs to Evesham. On entering the village of Harvington, turn right signposted to The Lenches. After approximately 1 mile, at the top of the hill, you enter Atch Lench. Continue through the village, and The Orchard will be found on your left-hand side shortly after the village notice board on the right.

What3words: ///atoms.crossings.primed



Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Wychavon District Council: 01386 565000

Council Tax: Band F

EPC Rating: A



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 17 April 2024
Our reference: STR012321375

The Orchard, Atch Lench, Evesham, WR11 4SW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £895,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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