

# 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)



Knight Frank Stratford-upon-Avon  
Bridgeway  
Stratford-upon-Avon  
CV37 6YX  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Way  
01789 297735  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

## 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.

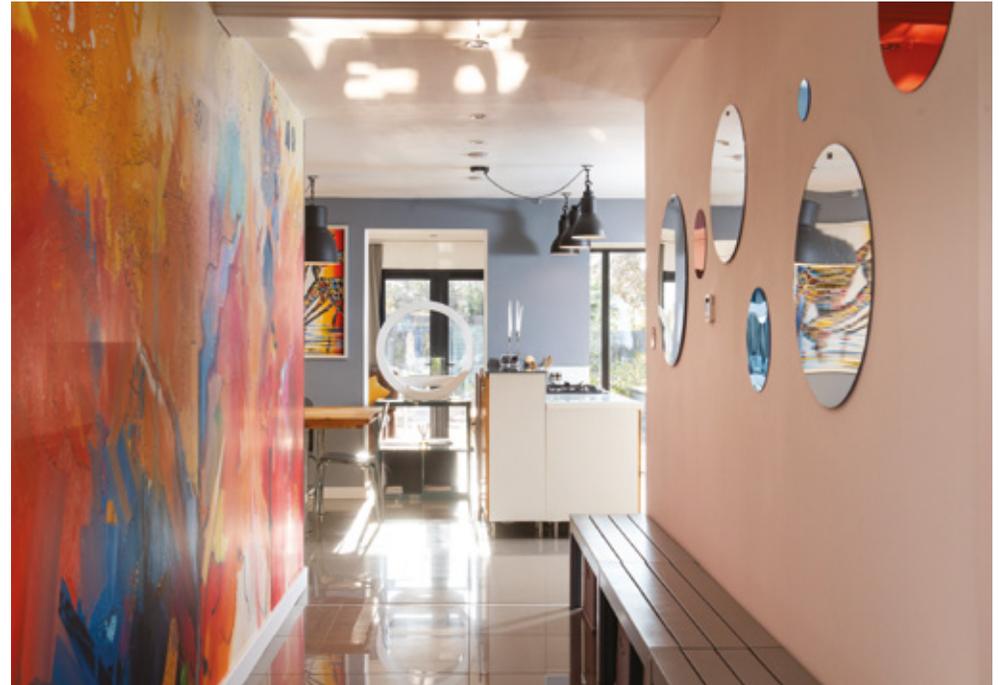
For the commuter, both the M5 and M40 are easily accessible, providing routes to Birmingham and London. Direct train services run from nearby Evesham station into London Paddington.

## 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**

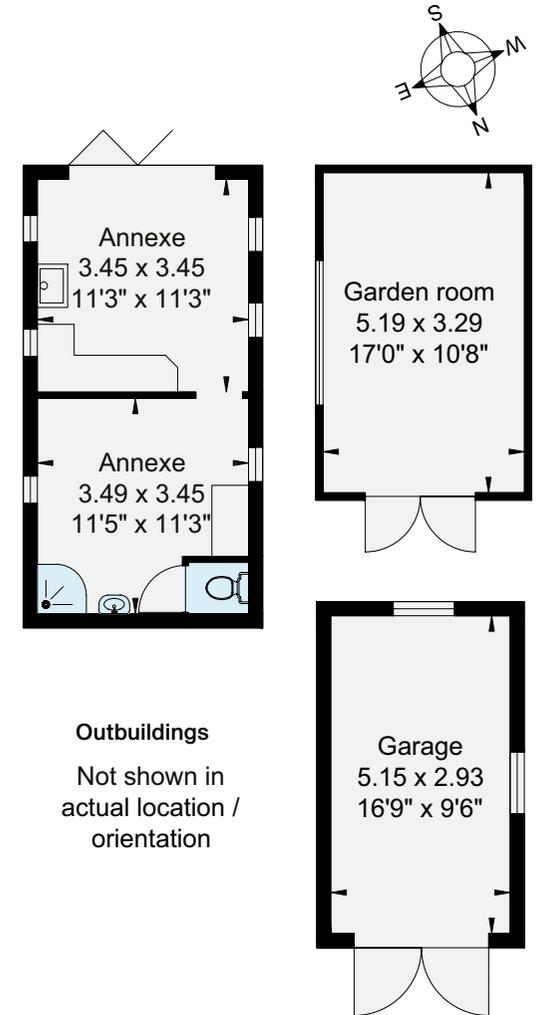
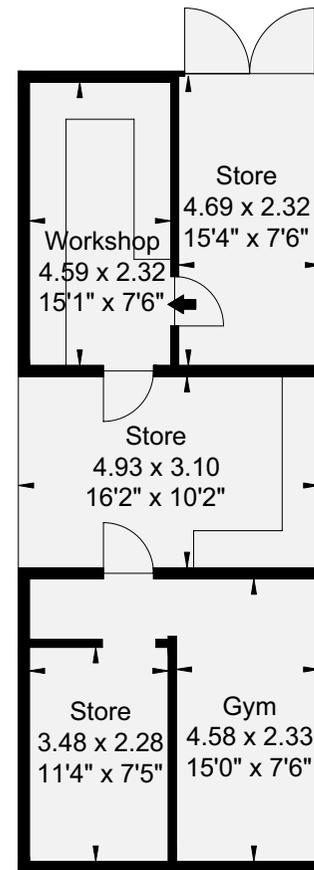
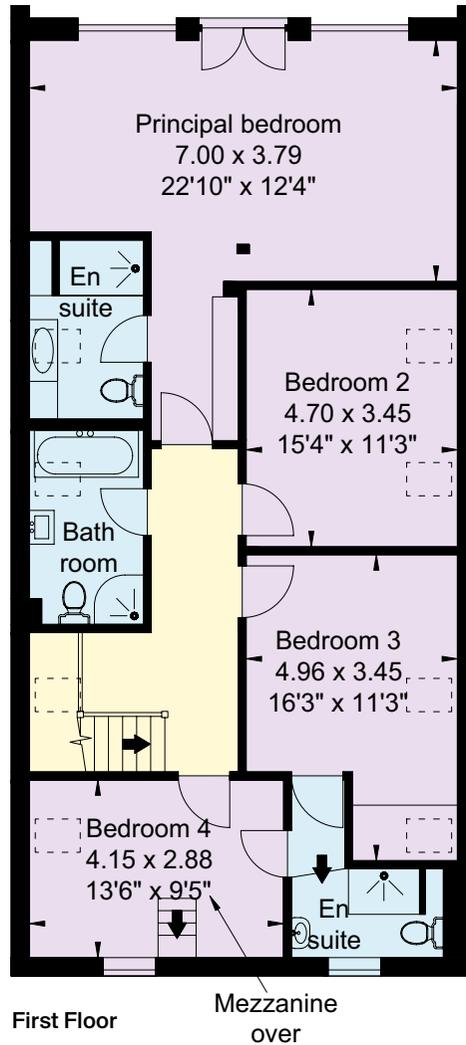
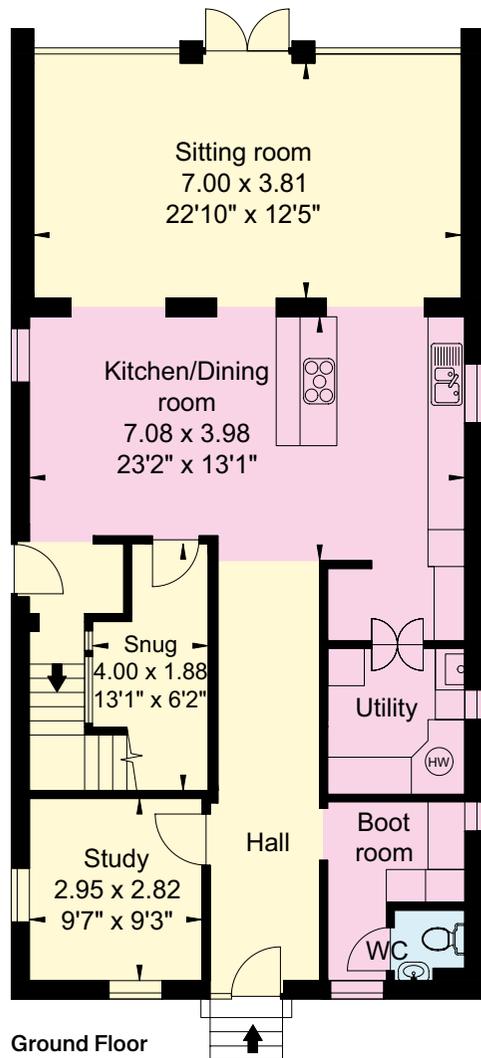
House: 208 sq m (2,240 sq ft)

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2023. Photographs and videos dated November 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)



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.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**James Way**  
Partner  
+44 1789 206 950  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.2 Feb 24