



The Lenches, Eckington, Worcestershire





A **spacious and elegant** five bedroom country house and one bedroom cottage in outstanding landscaped gardens and grounds

Summary of accommodation

Ground Floor

Reception hall | Drawing room | Sitting room

Dining room | Study | Kitchen | Orangery | Garden room

Utility/boot room | Two cloakrooms

First Floor

Five bedrooms | Three bathrooms | Separate WC

Distances

Pershore 4 miles, Worcester 13 miles, Cheltenham 14 miles, Stratford-upon-Avon 24 miles,

Birmingham 39 miles, M5 (J7) 9 miles, M5 (J9) 7 miles, M50 (J1) 9 miles

(All times and distances are approximate)

Cottage

One bedroom self-contained ancillary cottage

Garden and Grounds

Parking and garaging for six cars | Studio and garden store | Summerhouse | Exceptional landscaped gardens and grounds

In all about 3.83 acres (1.55 hectares)



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Situation

The Lenches is located in the thriving village of Eckington, which is set at the foot of Bredon Hill in this popular part of the Worcestershire/ Gloucestershire borders. Village amenities include a church, village hall, primary school, store, two hairdressers, cricket and football club, two public houses and a hotel with a restaurant and cookery school.

The nearby Georgian market town of Pershore offers a wide range of everyday amenities including a range of independent shops, health centre, cottage hospital, public library, community arts centre, public houses and restaurants. Recreational facilities include cricket, football and rugby clubs, a leisure centre with swimming pool, the historic Abbey and surrounding park, and the River Avon.

In Pershore there is also educational provision from nursery/preschool through to high school and a Sixth Form College available at Pershore High School. Of particular importance is the number of good private schools in Worcester, Malvern and Cheltenham.

Broader shopping and services can be found in Worcester, and Cheltenham is known for its specialist shopping. Worcester has county cricket in the setting of Worcester Cathedral, horse racing on the banks of the River Severn and rugby at Sixways. There is international cricket at Edgbaston and hunt racing at Cheltenham and Stratford-upon-Avon.

Eckington is in an enviable position with excellent walking and riding over Bredon Hill as well as being located on the border of The Cotswolds Area of Outstanding Natural Beauty with its pretty villages and towns. Eckington has excellent links to the north and south via the M5 Junction 7 & 9 and to Wales via the M50 Junction 1. Rail links from Pershore and Worcestershire Parkway run directly to London and Birmingham.

The property

The Lenches is a light and spacious house enjoying views across the spectacular landscaped gardens towards the distant Malvern Hills. It has early 1900s origins with later additions, including an eye-catching glazed garden room and orangery, which was added in 2000 and a sitting room that was added in 2010.







The front door opens to a vestibule, which leads through to a large reception hall at the heart of the house with feature arches, engineered oak floorboards, a door to the terrace and one to the formal cloakroom.

From the reception hall, double doors open to the elegant drawing room that has a bay window incorporating French doors opening to the elevated paved terrace and a working fireplace with a sandstone surround.

The large study has an inset contemporary stove fire and a range of built-in mahogany book shelves, including feature shelving around a doorway that opens to the double aspect sitting room, with a bay window and oak beams to the vaulted ceiling.

The dining room has French doors opening to the open plan garden room and orangery, as well as the kitchen offering living space that flows from one room to the next.

The fitted kitchen with granite worktops has a mains gas fired AGA with an electric companion and there is space for a dishwasher and an American fridge freezer. Off the kitchen is a door to a utility/boot room, with space for a stacked washing machine and tumble dryer and a door to a further cloakroom.

The kitchen is open plan to a superb glazed orangery, with French doors opening to a charming kitchen herb garden. The orangery flows through to the striking elevated octagon shaped garden room with French doors opening to a raised balcony decked terrace.

Upstairs, the principal bedroom has an en suite with a walk-in double shower and the guest suite has a dressing room, currently in use as a study, and a large en suite with a roll top claw foot bath.

The three further double bedrooms are served by a family bathroom that also has a roll top claw foot bath and a separate WC.

Cottage

The ancillary cottage is attached to the house and includes a ground floor double bedroom and bathroom, with stairs to a galleried open plan living room and kitchenette with a glazed stable door opening to a Juliette balcony. The kitchenette includes an electric oven, ceramic hob, space for a fridge and washer dryer.



Gardens and grounds

The gardens and grounds extend to about 3.83 acres and need to be seen to be appreciated; no written description can do them justice. They have been designed and landscaped by the current owners during their 30 years of ownership and are arranged in various compartments and include a helipad.

Electric gates open to a drive, flanked by pleached lime trees and leading to resin self-draining parking for several cars and an adjacent double garage, with an electric up and over door.

A second drive with electric gates, which a local farmer and the neighbour have a right of way over, however, please note that a revised right of way has been agreed with the farmer and is in solicitor's hands, further details are available from the agent. It leads to further rear paved parking in front of a triple garage, with an electric up and over door and an outbuilding comprising a studio/gym, single garage and a garden and log store. Nearby are also two green houses and a potting shed adjacent to the vegetable garden.

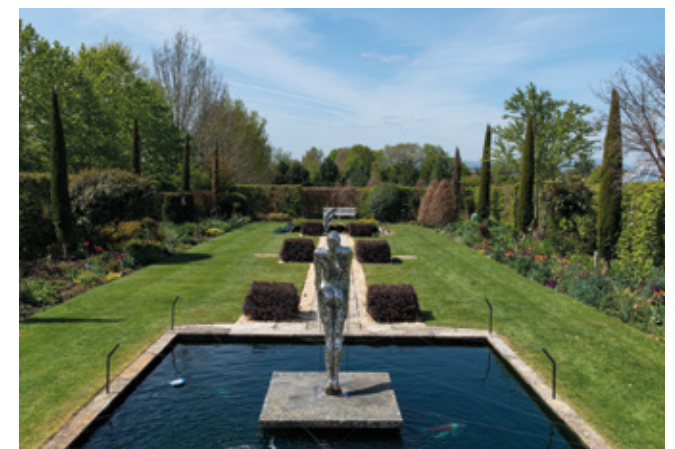




There is a raised west facing paved and decked terrace offering the perfect spot for al fresco dining whilst taking in a view of the gardens and far reaching views to the distant Malvern Hills.

Throughout the gardens are a range of mature trees including two Scots pines that are subject to tree preservation orders.

There is a kitchen herb garden with dwarf yew box hedging by the orangery and a rockery adjacent to the garden room. The bog garden is formed from the original ha-ha, with a central square pool and fountain. Hidden behind well-manicured hedges are a knot garden and a water garden, with a rectangular pool and Cotswold stone rill leading to a further pool. One half of the scented garden is dominated by a low, wisteria clad pergola and here can also be found a fine summerhouse. A moon gate leads through to the large lower prairie garden with a rose arbour at the centre, as well as an apple orchard.





Services

Mains water, electricity and drainage. Mains gas fired central heating.
Solar panels and battery storage system.

Local authority

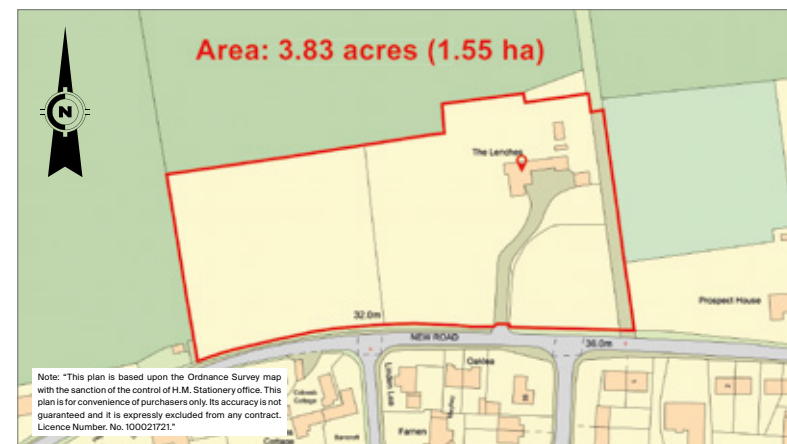
Wychavon District Council: 01386 565000

Council Tax Band: G

Energy performance rating

House: EPC rating D

Cottage: EPC rating E



Approximate Gross Internal Floor Area

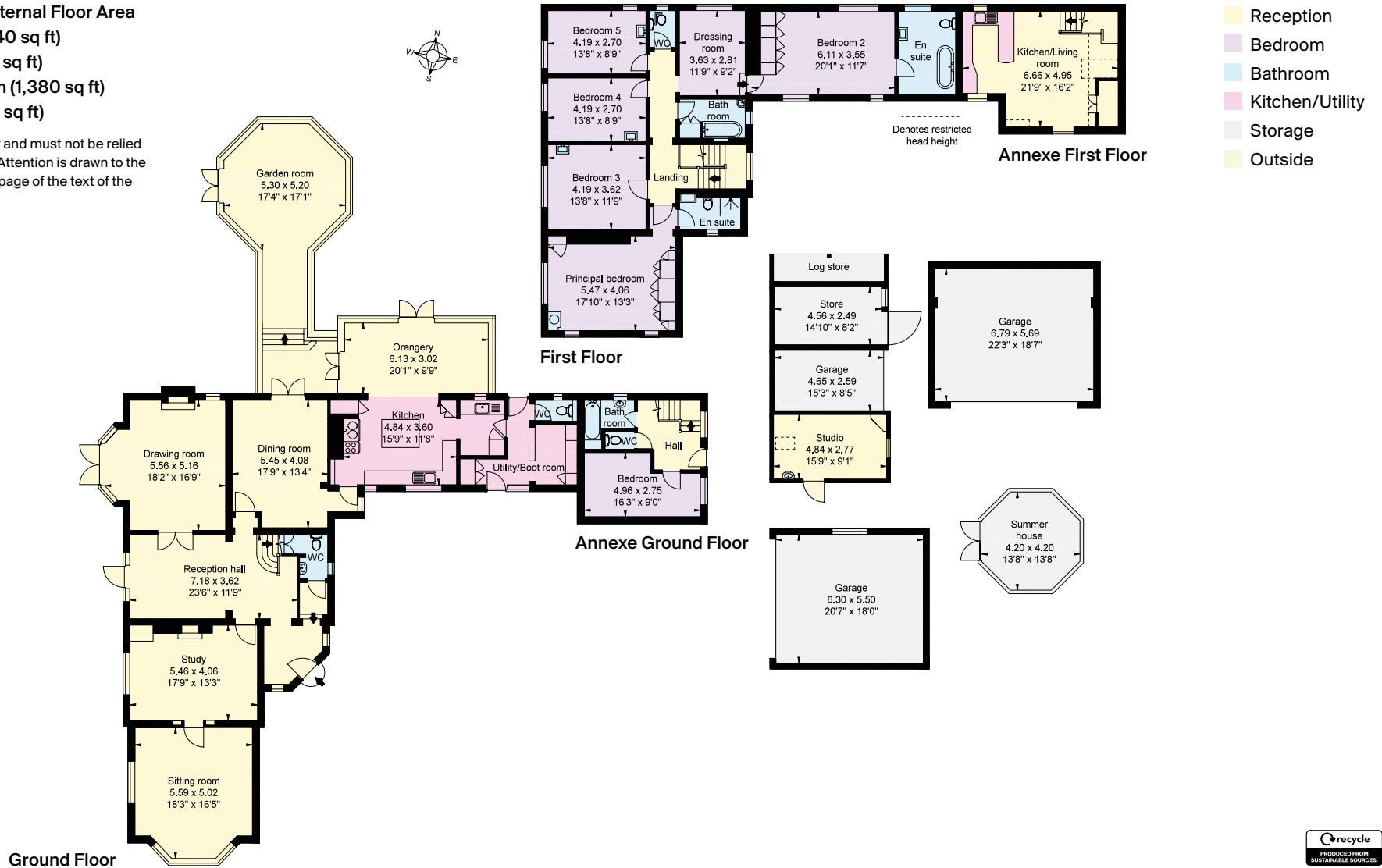
House: 375 sq m (4,040 sq ft)

Annexe: 55 sq m (594 sq ft)

Outbuildings: 128 sq m (1,380 sq ft)

Total: 558 sq m (6,014 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.



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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Particulars dated February 2022. Photographs dated April 2021.

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