



12 Atch Lench Road, Church Lench, WR11 4UG

Guide price £400,000





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# 12 Atch Lench Road

Church Lench, WR11 4UG

- A rural three bedroom semi-detached family home
- Spacious downsize living space
- South facing rear garden
- Ample parking
- Useful home office in the garden
- Would suit a whole host of purchasers

## A RURAL HOME WITH BEAUTIFUL KITCHEN/DINING/LIVING TO THE REAR PLUS AMPLE PARKING

An exceptional opportunity to acquire a beautifully presented home that has been meticulously maintained, thoughtfully enhanced, and significantly upgraded by its current owners. This versatile property is ideally suited to a wide range of buyers, whether you are looking to upsize, downsize, or embrace a more tranquil, rural lifestyle.

The accommodation is both well-proportioned and intelligently arranged. Upon entering, you are welcomed by a porch leading into a bright and inviting hallway. The main lounge offers a comfortable and stylish living space, while the kitchen/diner forms the heart of the home—perfectly designed for both everyday living and entertaining. This space flows seamlessly through to a cosy snug, creating a flexible additional reception area. A convenient ground floor W/C completes the downstairs layout.

Upstairs, the property continues to impress with three well-sized bedrooms, including a generous principal bedroom, all served by a neatly presented family bathroom.

Externally, the home enjoys a private driveway providing off-road parking for multiple vehicles. To the rear, there is a beautifully maintained, south-facing garden, thoughtfully planted and offering a high degree of privacy—ideal for relaxing or entertaining in the warmer months. A standout feature is the detached home office, fully equipped with power, making it an excellent solution for remote working or those in need of dedicated workspace.

Overall, this is a superb rural home offered to the market in true turn-key condition, allowing any prospective buyer to move straight in without the need for further work.



## Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating C

## DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

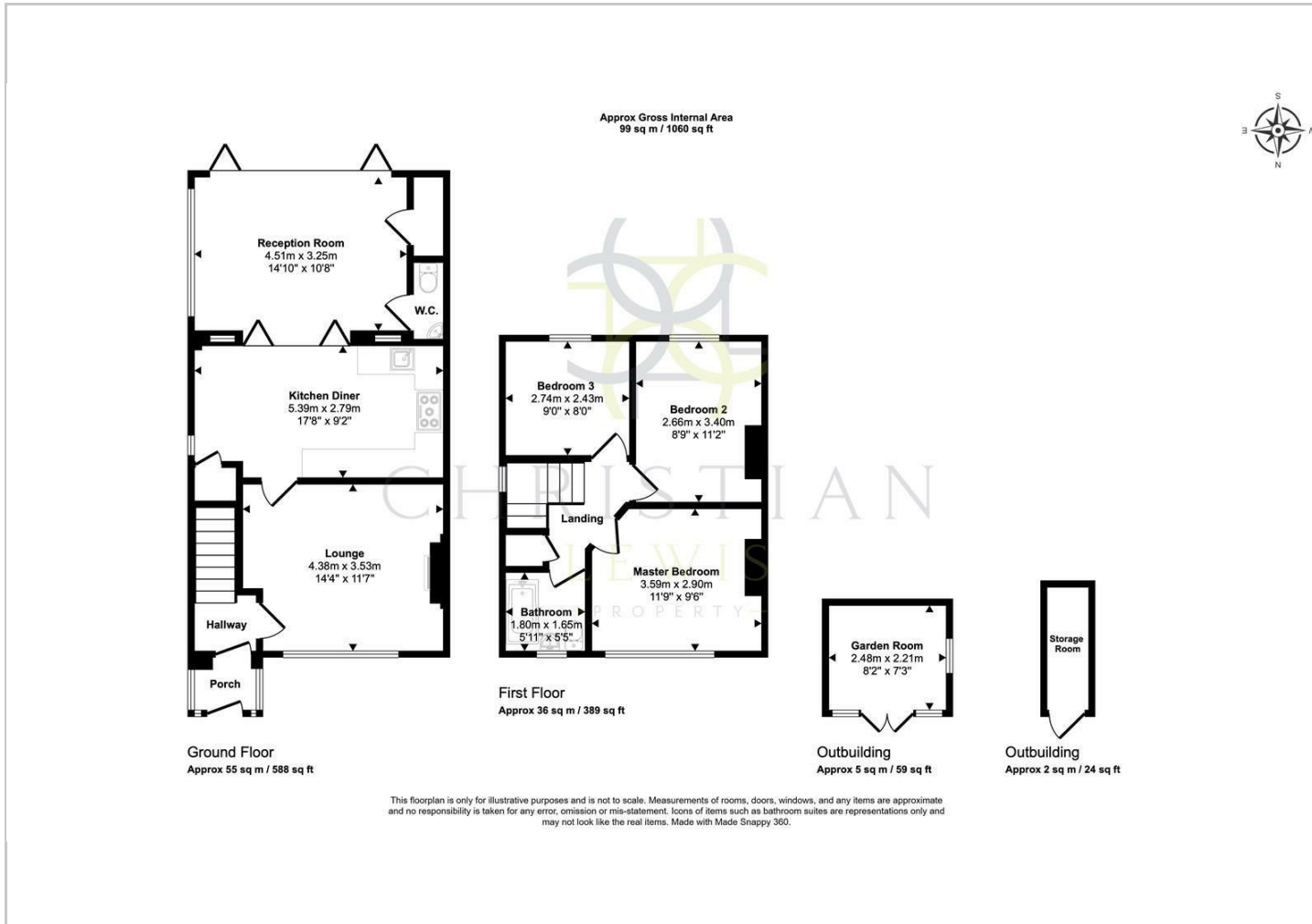
Please inform us if you become aware of any information being inaccurate.







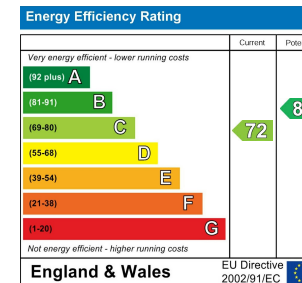
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.