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The Willows
Sheriffs Lench
Evesham
Worcestershire
WR11 4SN

For Sale

Price £495,000



A DETACHED CHARACTER PERIOD EXTENDED COTTAGE WITH TWO RECEPTION ROOMS, KITCHEN/DINING ROOM, FOUR DOUBLE BEDROOMS, ONE WITH ENSUITE, FAMILY BATHROOM, EXPOSED TIMBERS AND INGLENOOK FIREPLACE. OFFERING FLEXIBLE ACCOMMODATION, SET WITHIN 3/4 OF AN ACRE, IN RURAL LOCATION. Entrance Hallway, Kitchen/Dining Room, Utility Room, Living Room (Inglenook) Cloakroom, Music Room/Second Sitting Room, Master Bedroom with En Suite, Two Further Bedrooms, Dressing Room, Study/Bedroom Four, Garage, Garden

Residential Sales Particulars

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Situation

The Willows is an extended period cottage with Inglenook fireplace and exposed timbers. Having origins back to circa 1580, The Willows now provides a characterful and charming home. This greatly extended cottage provides very flexible accommodation to create further bedrooms if required. This interesting home has an Aga in the well fitted kitchen, there is oil fired central heating and predominately hard wood double glazing with leaded glazed panels. The garden and grounds are approximately $\frac{3}{4}$ of an acre and provides ample off road parking. There is an integral garage to the front of the cottage with an electrically operated metal sliding door. To the rear of the property there is patio and steps which lead up to small orchard area where there are views across the rural countryside.

Evesham and Pershore are the immediate main shopping towns where leading supermarkets can be found. These centres also provide Dr's surgery, library and leisure centres. There are good educational facilities within the area and mainline railway, together with good access to motorways and the larger main centres. I.e., Cheltenham approximately 20 miles, Stratford Upon Avon approximately 16 miles and Worcester 12 miles.

Sheriffs Lench is quite a large parish and is one of the Lenches villages/hamlets that developed through the farming fraternity. There are manor houses and churches supporting these rural areas. Sheriffs Lench can be approached from Fladbury crossroads, travelling up Fladbury hill and onto Furze Hill and into Sheriffs Lench. This rural settlement can also be approached via Lenchwick and Norton, which are North of Evesham, traveling up Hipton Hill. Sheriffs Lench can also be approached from Harvington into Leys Road.

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The Property Comprises of

Front Entrance having solid oak door, security lock and bolts into

Hallway with flag stone floor covering and exposed ceiling beams. There are wall light points and power points, BT socket and panelled radiator.

Doors off to

Living Room

measuring approximately 19' 4" x 13' 9" (5.91 x 4.24m) having feature Inglenook fireplace with stone hearth and timber beam over, multi-burner (MORS) stove inserted. Exposed ceiling and wall timbers with brick infill. Front elevation hardwood, double glazed windows with leaded lights. Large panelled radiator, wall light points. TV aerial socket and multi socket power points.



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From the hallway, there is a thumb-latch, timber door into

Kitchen/Dining Room measuring overall approximately 19'1" x 17'1" (5.82 x 5.21m) maximum, having front and side elevation hardwood, double glazed and leaded windows, built-in AGA with exposed stone and ceramic tiled surrounds with inserted timber beam over. Extractor fan. Range of fitted kitchen units to include granite worktop surfaces, drawers and storage cupboards under. One and a half bowl stainless steel sink unit with mixer tap with granite draining surface. Built in dishwasher. Central island unit with granite table top surface with Induction hob and fan oven under. Drawers and wine storage rack, multi socket power points. Exposed ceiling timbers and ceramic tile floor covering. Wall mounted kitchen units and display cabinets. Tiled surrounds, TV aerial socket and BT socket. Timber stable door with bottle glazed panel and security lock. Providing access from the drive and courtyard.



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Dining Area with inset ceiling lights, power points and rear elevation eye level leaded double glazed window and colour glazed panel.



Utility Room measuring approximately 4'9" x 5'8" (1.49 x 2.68m) with continuation of ceramic tiled floor covering, plumbing for automatic washing machine, power points, inset ceiling lights, ample shelving and side elevation double glazed window. Circuit breaker for exterior lighting and power.

Off the kitchen/dining area there are double fronted doors into **Boiler Room**. Worcester boiler (oil fired) hot water tank with immersion heater and useful storage and light point.

Further thumb-latch timber door from the lounge into

Inner-Hall with Velux roof light, and oak floor covering, panelled radiator, Under stair storage cupboard.

Cloakroom with low flush WC, wall mounted hand wash basin with tiled splashback, wall light point, extractor fan. Upright period-style radiator / towel rail, exposed wall timbers and quarry tile floor covering.

Boot Room / Storage Room measuring approximately 11' 8" x 4' 5" (3.60 x 1.37m) with air vent and light point.

From the inner-hall, stairway leads up to

First Floor with bannister rail, timber door leads into

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Music Room/Second Sitting Room measuring approximately 11' 8" x 17' 5" (3.60 x 17.5m) with oak floor covering, exposed A framed ceiling timbers (purlins and rafters) wall light points. A character room with side elevation leaded double glazed windows with blinds. Multi burner stove (Mors) with exposed brick and slate hearth with beam over. Large panelled radiator, TV aerial socket, BT socket, multi socket power points and leaded double glazed double doors lead out to the terrace (garden) with views to open countryside. A flexible room.



Master Bedroom measuring overall approximately 18' x 10' 1" (5.49 x 3.08m) minimum, with oak floor covering, rear elevation leaded double glazed windows, ceiling light point, double panelled radiator and multi socket power points. Built in wardrobe cupboards and BT socket.



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En-Suite/Wet Room

with mosaic, ceramic tile floor covering. Low flush WC, pedestal hand wash basin with ceramic tile surround. Upright mirror-fronted cabinet, Mira plumbed-in shower with hand thermostat and shower head. Upright panelled radiator / towel rail, glazed shelf and eye-level double glazed and leaded window. Extractor fan and ceiling lights.



Family Bathroom

comprising of panelled shaped bath with glazed shower screen and plumbed-in Mira shower over, mixer tap and ceramic tiled surrounds. Large Velux roof light window with venetian blind, low flush WC and chrome towel rail / radiator, stone floor covering, pedestal hand wash basin, pull cord light switch, inset ceiling lights, extractor fan.

Continuation of landing with double panelled radiator and ceiling light, oak floor covering into

Bedroom Two

measuring approximately 14' 4" to eave height x 10' 4" (4.39 x 3.17m) with Velux roof light, dormer window with leaded double glazed panels to front elevation. Double panelled radiator, built-in wardrobe cupboards, light and power points with dimmer switch.



At the end of this landing there are double timber doors that lead into

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Dressing Room

measuring approximately 7'3" x 8'5" (2.22 x 2.59m) with raised area under Velux roof light window, exposed purlin and wall timbers, built-in wardrobe cupboards with shelving, rail and folding doors. Light and power points, panelled radiator, exposed floor timbers and further double doors lead into



Bedroom Three

measuring approximately 12' 6" x 13' 6" (3.84 x 4.14m) to eave height with exposed purlin timbers, shaped ceiling and timber floor covering, panelled radiator. Multi-socket power points, lamp light points, wall light point and front elevation dormer window with leaded double glazed panels.



From the ground floor entrance hallway, there is a timber stairway leading up to

Second Landing

exposed stone chimney breast and attic access.

Door leads into

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Study / Bedroom Four measuring overall approximately 13' 2" to eaves height x 13' 2" (4.02 x 4.02m) with front and side elevation leaded double glazed windows, further rear elevation fully double glazed and leaded double doors lead out to roof terrace. 'A' shaped ceiling, timber floor covering, light and power points, BT socket.



Outside the Property

Garage integrally situated to the property with electrically operated sliding metal door and measuring approximately 31' 8" x 13' 6" (9.69 x 4.14m) - tandem garage, with ample storage, light and power.

The Willows stands off the village road and is deceptive due to its position. Before approaching the property, there is the access onto the drive which is situated to the southern elevation of the property. There is ample parking for vehicles, a characterful brick 'privy' which is used as a log store. There is gated access up into the small orchard, there are landscaped borders and retaining wall together with dog proof fence and gate with steps leading down to courtyard and alfresco area. The stable door at this elevation provides access into the kitchen.

To the rear of the property there is a patio area and open plan garden with steps leading up. There is fenced border allowing open views to the surrounding countryside. There is a glazed greenhouse and screened oil storage tank and there are outside lights both to the front of the property, the side of the property and within the rockery adjacent to the drive.

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Services Mains water and electricity are connected to this property. There is oil fired central heating and there is a private drainage system. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

Local Authority: Wychavon District Council,
The Civic Centre, Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: **Band G**

Viewing

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

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