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Church Lench

Worcestershire |

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## Church Lench, Worcestershire,

- Equestrian Residence situated in stunning Church Lench
- 8 acres approximately of pastureland/paddocks plus well-maintained formal gardens
- Manege 20 x 40 metres - waxed sand and fibre surface
- Smaller arena 10 x 10 metres
- Large Barn with 9 stables - tack room - kitchen with hot water and WC
- Two further detached barns
- Stunning family home
- Self-contained apartment above the garage with a kitchen and balcony
- High electric gates and sweeping driveway with ample parking
- Grand entrance hallway with a striking staircase
- Spacious and light-filled kitchen-dining family room
- Two sets of bi-fold doors connecting interior with gardens and grounds
- Fully fitted kitchen with high-end appliances and exposed wooden beam ceiling
- Convenient boot room, utility area, and cloakroom
- Large sitting room with bi-fold doors and log burner
- Three double bedrooms on the first floor, two en-suite
- One bedroom with a dressing room
- Luxurious family bathroom with a free-standing bath tub
- Two en-suite double bedrooms on the second floor
- Detached triple garaging with a bar/playroom/home office
- Single garage
- Exceptional features, elegant design, and enviable location







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An exquisite Equestrian Residence situated in the highly coveted village of Church Lench, Worcestershire. 6 acres of level pastureland/paddocks, manege 20 x 40 metres which has a waxed sand and fibre surface, smaller arena for training 10 x 10 metres, large barn with concrete floor, secure electric door and 9 stable block, secure tack room, adjacent kitchen and WC., two further detached barns with hay store.

Detached annexe accommodation and triple garaging, this stunning property offers a truly luxurious and comfortable lifestyle. With accommodation arranged over three floors.

Hazeldean is a masterpiece of architectural design and attention to detail. As you approach this wonderful property you are greeted by high electric gates that open onto a sweeping driveway, providing ample parking space for multiple vehicles, in addition to the detached triple garaging. The grand entrance hallway, adorned with a striking staircase, sets the tone for the rest of the property, exuding elegance and sophistication.

The heart of Hazeldean is the spacious and light-filled kitchen-dining family room. This magnificent space features two sets of bi-fold doors that seamlessly connect the interior with the beautiful gardens and grounds. The fully fitted kitchen has high-end appliances and a contemporary design, complemented by a characterful exposed wooden beamed ceiling. Adjacent to the kitchen, you'll find a convenient boot room, utility area, and cloakroom, ensuring functionality meets style.

The sitting room is another highlight of Hazeldean, offering a cosy and inviting atmosphere, with an additional set of bi-fold doors and a log burner, this room is perfect for relaxing and entertaining.







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Moving to the first floor, you'll discover three double bedrooms, two of which are en-suite, with one featuring a spacious dressing room. The family bathroom on this floor has a striking free-standing bath tub, creating a luxurious oasis for relaxation.

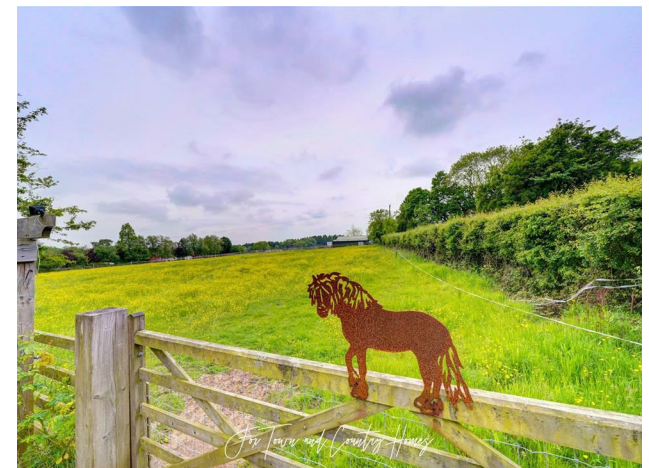
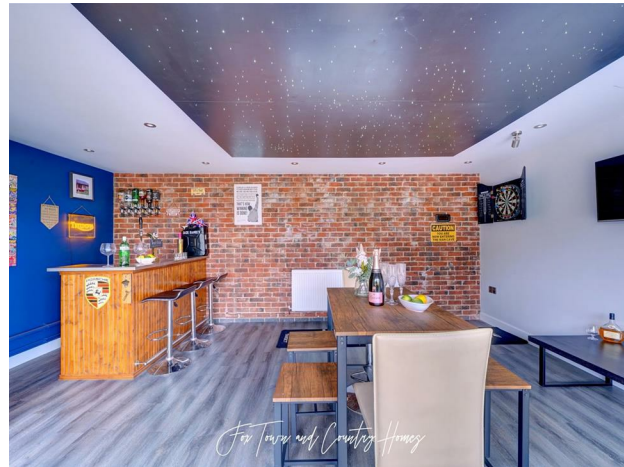
Ascending to the second floor, you'll find two more en-suite double bedrooms, providing ample space for family and guests. The detached triple garaging is not merely a functional space, but also offers a bar/playroom/home office, catering to various needs. Above the garage, a self-contained apartment awaits, complete with its own large balcony area and glass balustrade. Equipped with a kitchen, this apartment is perfect for accommodating extra guests, teenagers, or even generating additional income.

Hazeldean truly encompasses the beauty of nature, as it is surrounded by 6 acres of picturesque pastureland/paddocks and meticulously maintained formal gardens. These outdoor spaces provide a tranquil retreat, perfect for relaxation, recreation, and privacy.

Mains Water - Mains Electricity - Oil Central Heating - Septic Tank - Tax Band G

#### Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**



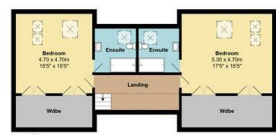




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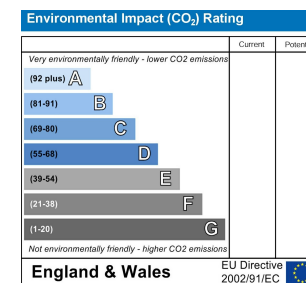
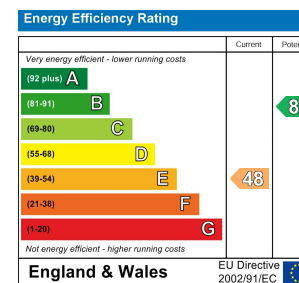


Hazeldean, Low Road, Church Lench, WR11 4UH



House Area:- 630 sq m...6781 sq ft  
Outbuildings Area:- 476 sq m...5123 sq ft  
Total Area:- 1106 sq m...11904 sq ft

All measurements of doors, windows, rooms are approximate and for display purposes only.  
No responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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