



Johnsons
PROPERTY CONSULTANTS

7 Rushford Grange, Pitchill
In Excess of £617,500



7 Rushford Grange

Pitchill, Evesham

An extensive 5 double bedroom family home situated in a gated community, set in a rural location with stunning views of the countryside. This beautifully designed home enjoys ample space for entertaining and enjoying day to day family life.

Rushford Grange is tucked away on an exclusive private development of only nine homes but benefits from excellent transport links to the M5/M42/M40 motorways.

Accommodation

Approaching from the front garden, into a light and airy entrance hallway with a staircase to the first-floor landing.

From the hallway, an impressive kitchen/ dining/ breakfast room provides a sociable, open plan family space, incorporating a stylish and modern kitchen, casual and formal dining areas, and a comfortable seating area.

The kitchen features a breakfast bar, dining table, a range of Modern cupboard units with integral appliances, double oven, Induction hob, extractor, Instant boiling tap, wine Cooler. Stunning worktops.

Also from the hallway you will find, a conveniently adjoining cloakroom comprises of W.C., wash hand basin.

The spacious, light, and airy lounge to the side of the hallway creates a quiet and comfortable living area and opens out onto the rear garden. The ground floor snug room also overlooks the garden and benefits from great connectivity via the homes' network.

Council Tax band: F

Tenure: Freehold



The staircase leads up to the generous first floor accommodation, comprising five double bedrooms and a family bathroom.

The primary bedroom suite boasts both an en-suite shower room with dressing area and two built in double fitted wardrobes. Through patio style doors, directly from the bedroom, you can enjoy remarkable, far-reaching views to the Countryside.

The second bedroom also benefits from similar views and an en-suite shower room, including W.C. and wash hand basin. Three further bedrooms, each of similar proportions, offer ample family and/ or guest accommodation. The family bathroom has a modern suite, comprising bath, shower cubicle, W.C., wash hand basin.

Outside

Entering from the driveway through the private gateway, you will see the large attractive Low maintenance communal courtyard with an attractive stone fountain feature. To the left side of the driveway you will find the detached garages which include Electric charging point and water tap connection. Parking space is also possible in front of the garage and there is an allocated parking space. Also visitor parking area is available. The private rear garden consists of paved patio area, raised low maintenance artificial lawn area with planting wooden borders with stunning countryside views.



7, Rushford Grange, Salford Road, Pitchill, Salford Priors, WR11 8UH



Total Approx Area: 220.9 m² ... 2378 ft² (excluding garage)
 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.



Johnsons Property Consultants

91 High Street, Evesham, Worcestershire - WR11 4DN

01386761515

sales@johnsons-property.co.uk

www.johnsons-property.co.uk/

