



Branksome

Rushwick | WR2 5TD



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****FULLY RENOVATED, EXTENDED & READY TO MOVE INTO**** A fabulous and most impressive detached village home, finished to a superb specification throughout, located in the delightful semi-rural village of Rushwick. A show-stopping contemporary residence benefitting from fabulous tech features such as Sonos sound system speakers wired in throughout the house and garden, and a hard wired camera security system.

Location:

The semi-rural village of Rushwick provides a superb range of amenities including a public house, church, popular junior school and the highly-regarded Roots Farm Shop. Branksome is approximately 6 miles away from Malvern Hills, an Area of Outstanding Natural Beauty with a superb offering of independent local businesses. Further amenities are available in the nearby Cathedral City of Worcester including hospitals, a wide range of bars, cafes and restaurants, as well as cultural and sporting venues.

Worcester (3 miles), Malvern (6 miles), Cheltenham (27 miles), Birmingham (34 miles). All miles are approximate.

Education:

There is a terrific range of education available in the local area, with Rushwick CE Primary School accessible within approximately less than a mile. Branksome is also within the catchment area for The Chase and Dyson Perrins CE Academy, both are located in Malvern and hold "Good" Ofsted ratings. In the independent sector, The King's School and RGS offer exceptional private education with kindergarten, prep and secondary schools located in Worcester. Malvern St James and Malvern College are both accessible within approximately 7 miles.





Accommodation Comprising Of:

Entrance hall, kitchen, dining area, sitting area, dressing/office area, attic room and en-suite, three further double bedrooms (one en-suite) and main bathroom.

Ground Floor Accommodation:

A spacious and light entrance hall welcomes you into this fabulous rural residence, with doors leading to the laundry room and kitchen/diner/living area, and cloakroom. The laundry room offers terrific storage with wall and base units with room for a free-standing washing machine. To the right of the entrance hall is the kitchen/dining area/living area which is a superb, social open space. The kitchen offers tremendous storage with wall and base units finished with Quartz worksurfaces. Integrated appliances included a fridge, freezer, dishwasher, and two Siemens eye-level ovens. The kitchen island offers further storage, as well as a six-ring gas hob. Two sets of bi-fold doors draw you to the fabulous rear decking area. There is a wonderful dining area with pendant lighting and views to outside. In the sitting area a delightful bay window showcases fabulous countryside views. There is an electric fire and space above for an in-set 70inch television. Completing the ground floor is the well-proportioned cloakroom.

First Floor Accommodation:

A fabulous and bright landing has doors serving three double bedrooms, dressing room/office and main bathroom. Bedroom two is a wonderful space with front aspect showcasing spectacular views towards the Malvern Hills, fitted wardrobes and an en-suite comprising of a shower, toilet and basin. Bedrooms three and four are terrific sized doubles with single aspect. The main bathroom comprises of a bath, shower, toilet and basin. The dressing room/office is a superb and versatile space with single aspect and fitted storage units. There are steps leading up to a show-stopping attic room with two Velux windows including a luxurious Velux balcony. Featured in the attic room is a toilet, free-standing bath, and basin both with exquisite Armani taps.

Outside:

The generously sized front, tarmacked driveway has ample parking for numerous cars.





This fabulous residence boasts a fabulous rear garden with a superb decking area featuring a sunk-in swimming hot tub (approx. 2.25m x 5m). There are steps down to a delightfully private astro-turf lawn area, with a fabulous view up to the house, which also benefits from LED lighting.

Services: Mains water, drainage, electricity and gas.

Tenure: We are advised the property is Freehold.

Local Authority: Malvern Hills District Council

Council Tax Band: D

Agent's Notes:

Please note some images at CGI with super imposed furniture.

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit:

RJ 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 RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.







TOTAL FLOOR AREA : 1704 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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