

Andrew Grant
PRESTIGE & COUNTRY



Grange House

Rushwick WR2 5TG



Grange House

Grange Lane, Rushwick, Worcester WR2 5TG

5 Bedrooms 5 Bathrooms 4 Receptions 1.5 Acres

“Unparalleled seclusion & tranquillity in such close proximity to Worcester City...”

Scott Richardson Brown CEO



- Without doubt the gardens and privacy of this lakeside property set it apart. With sections of lawn, coppice, natural pond, formal seating and private places from where to enjoy the views and privacy of this unique location.
- A sweeping private drive leads to a detached double garage and workshop, providing ample parking and secure storage.
- Four en suite double bedrooms on the first floor offer comfort and convenience.
- A ground floor en suite bedroom is ideal for accommodating guests or offering ease of access for elderly family members.
- Of particular note is the low running cost of the home, having an excellent EPC rating, a private water supply and an income from the solar photovoltaic (PV) feed-in tariff.
- Enjoy the seclusion of this lakeside country property without sacrificing the convenience of extensive amenities. Worcester lies within close proximity as does an extensive road and rail network and well sought after schools.

3,488 sq ft / 324.15 sq m



The kitchen

This bright and welcoming kitchen features three windows that overlook the side garden and French doors that open out to the garden at the rear.

Comprised of high-quality wooden units, sleek black granite worktops and a range of premium appliances include an integrated Bosch double oven and microwave, a gas hob with extractor hood and an integrated fridge freezer and dishwasher.







To the rear of the kitchen is the breakfast room with plentiful space for dining furniture and French doors that lead out onto a peaceful patio area.

Adjacent to the kitchen, the utility room provides practical storage and space for additional appliances.





The reception hall

A glazed double front door opens into the entrance hallway with coir matting flooring and double oak glazed doors that lead into the expansive hallway.

This area includes an oak bannister staircase, built-in cupboards, and doors that provide access to a conveniently located WC and the ground floor accommodation.





The sitting room

The magnificent sitting room features six-panel large bi-fold doors that open onto the terrace that overlooks the beautiful garden with views of the Malvern hills and surrounding farmland.

With ample space for a large outdoor dining table and chairs the terrace is a stunning spot to enjoy alfresco dining and informal entertaining.

This lovely reception room also features a stone fireplace with a cast iron wood burner that ensures it can be equally enjoyed in the cooler months of the year.



The dining room

Adjacent to the sitting room, the dining room includes a rear-facing window and a side-facing window with a door to the terrace, perfect for entertaining and enjoying the spectacular views of the gardens and Malvern Hills in the distance.



The study

The dual-aspect study features front and side-facing windows and is equipped with broadband and telephone connection points making this an ideal space for working from home.



Bedroom five

This well-appointed bedroom features front-facing windows, built-in double wardrobes and a spacious, well-equipped en suite bathroom.



Bedroom five en suite bathroom

The en suite accompanying this ground floor bedroom includes a bath, a separate shower cubicle, a low-level WC and a wash basin. A side-facing obscured glazed window that provides both privacy and an abundance of natural light completes the en suite.





Family room/bedroom six

This versatile room, currently utilised as a family room, has access to an adjacent store room which could easily be converted into an en suite shower room to create a very useful ground floor bedroom suite.

Completing the ground floor accommodation is a well-appointed cloakroom with a front-facing obscured glass window, a low-level WC and a wash basin.





The first floor landing

A beautiful oak staircase ascends to the first floor, leading to four double bedrooms, each with their own distinctive character, lovely views of the gardens and surrounding countryside, and are well-equipped with ample storage and en suite facilities.





The principle bedroom suite

The luxurious master suite on the top floor features high quality wooden flooring, extensive fitted storage, stunning views over the rear gardens and lake, and a well-appointed contemporary en suite bathroom.







The en suite

The expansive and contemporary designed master en suite, features a free-standing bath, shower cubicle, wash basin with integrated vanity unit and a WC, whilst a large Velux window floods the room with natural light ensuring a bright and airy atmosphere.







Bedroom two

This dual aspect, generously sized double bedroom features a range of fitted bedroom storage furniture and front and side-facing windows that provide lovely views of the gardens and surrounding countryside.





Bedroom two dressing room

Bedroom two is complimented by a wonderful dressing room that features three fitted double wardrobes that match the fitted bedroom furniture.



Bedroom two en suite shower room

The en suite shower room that completes the bedroom two suite features a large corner shower cubicle, low level WC, vanity unit with granite top and ceramic wash basin, and a side facing obscure glazed window.





Bedroom three

Bedroom three is another generously sized double room that features a front-facing window and a built-in triple wardrobe. Additionally, access to the loft further enhances the storage options for this room.



Bedroom three en suite

The en suite accompanying bedroom three is spacious enough to comfortably accommodate a panel bath as well as a recessed double shower. A low-level WC, wash basin and radiator complete the suite, whilst a side-facing obscure glazed window provides both natural light and privacy.





Bedroom four suite

Bedroom four is a well-proportioned double bedroom with built-in wardrobes and a front-facing window that ensures the room has a bright and airy atmosphere whilst providing lovely views of the front gardens.

The en suite that accompanies bedroom four features a double shower cubicle, low-level WC and wash basin.





The terrace

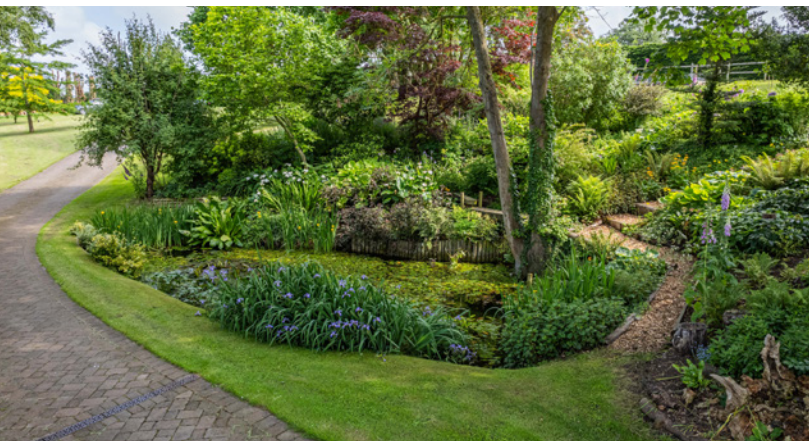
The large terrace enjoys a south-westerly aspect and offers beautiful views of the fishing lake, surrounding farmland and the Malvern Hills in the distance.





With direct access from the reception rooms via bi-folding doors, the terrace becomes a wonderful space for enjoying al fresco dining and more informal entertaining.





The gardens and grounds

The landscaped gardens are a stand-out feature, with a private road leading to a block-paved driveway, a spring-fed natural pond, established vegetable plots, and a variety of seating areas to enjoy the peace and tranquillity of the setting.



To the side of the house lies a secluded patio area, protected by the boundary wall and landscaped with sleepers. This lovely quiet corner of the gardens is well-stocked with plants and mature shrubs that make it an ideal place for relaxed outdoor living and dining.







The driveway winds its way down towards the house, through well-maintained lawns, featuring mature trees that include a number of productive fruit trees.





Location

Grange house is ideally situated in Rushwick, a charming village close to both Worcester and Malvern. This prime location offers access to a wide array of amenities, excellent schools and convenient transport links.

The city of Worcester, just a 10-minute drive away, offers extensive shopping, diverse dining and numerous leisure facilities such as sports centres, theatres and parks. The city is notable for its excellent primary and secondary schools, as well as the University of Worcester.

Transport links include two railway stations with regular services to major cities and easy access to the M5 and M50 motorways.

Approximately 5 miles away, the town of Malvern is known for its natural beauty and outdoor activities such as hiking and cycling. The town offers boutique shops, cafés, restaurants and attractions like the Malvern Theatre and magnificent Malvern Hills.

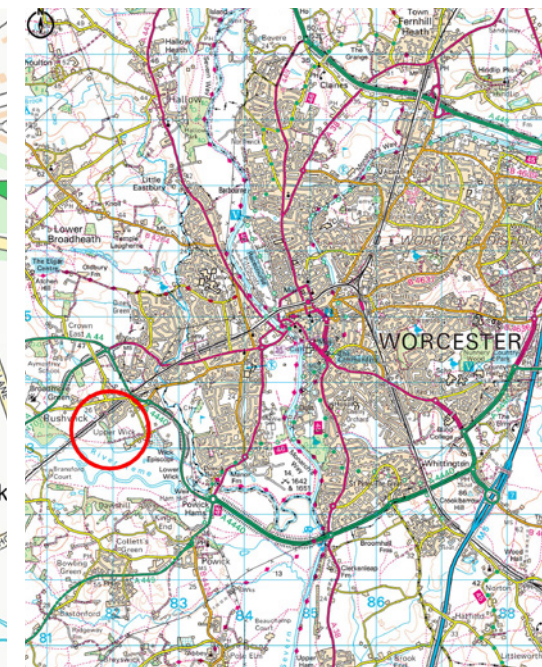
Malvern is also home to excellent schools, including The Chase School and Malvern College.

Services

The property is serviced by mains gas, electricity, and drainage. Additionally, it benefits from private water supply and solar electricity.

Council Tax

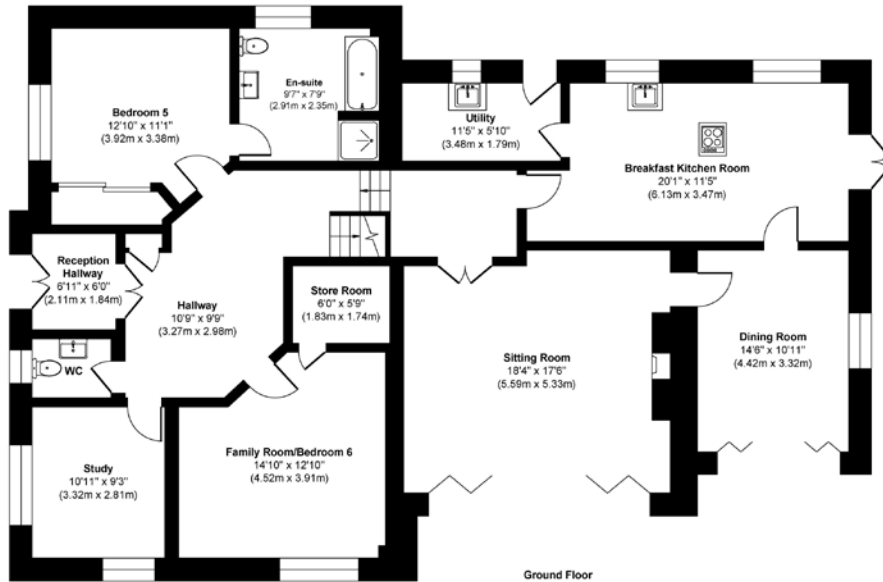
The Council Tax banding for this property is **Band G**



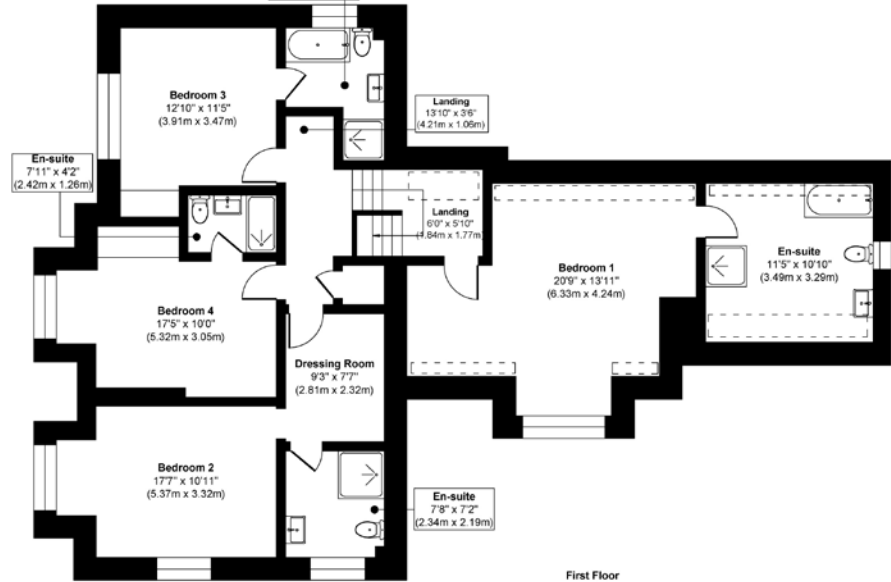
Grange House, Grange Lane, Rushwick WR2 5TG

Approximate Gross Internal Area = 3,488 sq ft / 324.15 sq m

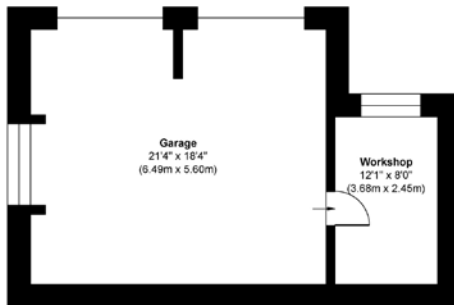
(Including Garage)



Ground Floor
Approximate Floor Area
1749 sq. ft
(162.52 sq. m)



First Floor
Approximate Floor Area
1251 sq. ft
(116.27 sq. m)



Outbuilding
Approximate Floor Area
488 sq. ft
(45.36 sq. m)



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com