



Radford Road

Rous Lench | Worcestershire



## Radford Road, Rous Lench, Worcestershire

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- Spacious 2,950 sqft of thoughtfully designed interior and exterior
- Brand-new build eco house in a highly desirable village location
- Exclusive setting one of only three properties
- Meticulously designed with sustainable features making this an extremely energy efficient home
- State-of-the-art Panasonic air source heat pump for 100% heating and hot water with Mechanical Ventilation and Heat Recovery to optimise it's efficiency
- Underfloor heating, throughout with the option to control this individually in every zone
- 6kw Solar PV system on the roof linked to Battery Storage and EV Zappi Charger
- Captivating entrance hallway leading to stunning living space
- Striking sitting room with vaulted ceiling and wall-length sliding doors
- Masterpiece kitchen family room with wall-length sliding doors
- Secret pantry and expansive utility room for convenience
- Ground floor bedroom with fully accessible en-suite shower room
- Separate study for easy work-from-home setup
- Double garage, workshop/bicycle store and boot room for ample storage
- Beautifully designed staircase leading to additional bedrooms
- Master bedroom with en-suite bathroom and glass balcony
- Spacious and exquisitely designed family bathroom
- Gardens mainly laid to lawn ready for customisation
- Two private patio areas capturing southwest sunlight
- Chain-free property for a stress-free buying experience
- A unique opportunity to own a striking eco-friendly home
- Open-Reach broadband cable installed and Cat 6 data wiring, wifi extenders and TV wiring throughout
- 10 yr Structural Warranty





*Fox Town and Country Homes*

Welcome to a truly exceptional property, Approached through electric gates, Severn House - a brand-new build eco house located in one of the most desirable village locations, situated in an exclusive setting; this exquisite home is one of only three new-build properties, Opportunity to own a very individual, architect designed house that has been finished to an impeccable standard

Designed with meticulous attention to detail, this eco-friendly house has a wide range of sustainable features, ensuring a greener and more energy-efficient living experience. The property is equipped with a state-of-the-art Panasonic air source heat pump, providing 100% heating and hot water. Additionally, underfloor heating, solar panels, and thermostats in each zone further enhance the eco-friendly credentials of this remarkable home.

Spanning an impressive 2950 sqft, both the interior and exterior of this house have been thoughtfully designed with flair. As you enter, you'll be captivated by the striking entrance hallway, which sets the tone for the rest of the property. The living space throughout is a true highlight, featuring a stunning sitting room with a vaulted ceiling and wall-length of sliding doors that offer uninterrupted views of the garden

The kitchen family room is a masterpiece of design, German engineered and individually designed (Schuller make) fully fitted with appliances that will inspire any chef of the family. Featuring a further wall-length of sliding doors that seamlessly merge the indoor and outdoor spaces. A secret pantry adds an element of surprise, leading to an expansive utility room that caters to all your practical needs.

The ground floor presents a double bedroom with a fully accessible wet-room, allowing you to future proof -providing the convenience of single-level living. A separate study offers the perfect space for those who work from home, ensuring ease and efficiency throughout the day. Storage is prioritised with a double garage, a separate workshop, and a dedicated boot room, catering to all your organisational needs.





*Fox Town and Country Homes*

The beautifully designed staircase leads you to the first floor, where you'll find two additional bedrooms and a master bedroom that exudes luxury. The master bedroom has an en-suite shower room and a glass balcony, allowing you to soak in the breathtaking countryside views. The family bathroom on this floor is spacious and exquisitely designed, offering a serene retreat for relaxation.

Outside, the gardens are predominantly laid to lawn, providing a blank canvas for the green-fingered enthusiast to create something truly special. Two separate private patio areas are strategically placed to capture the southwest sunlight, perfect for enjoying al fresco dining and entertaining family and friends.

This exceptional property is offered chain-free, allowing for a seamless and stress-free buying experience

The nearby villages of Flyford Flavell and Inkberrow offer a shop, post office, primary schools and public houses. The village of Rous Lench, which is situated around a village green; it has a fine church and village hall that hosts various public events which are family friendly. There are excellent schools - Flyford Flavell Primary School, Church Lench C of E First School which is outstanding, Inkberrow Primary School - Outstanding, Upton Snodsbury C of E - Outstanding. Kings Worcester, RGS Worcester, Bromsgrove School & Malvern College. Excellent Community Sports Club at Church Lench with tennis/cricket/football facilities (2.3 miles) and the well regarded Vale Golf Club with 18 and 9 hole course is also close by (3 miles) mileages are approximate.

Mains Water - Mains Electricity - Mains Drainage  
Panasonic Air Source Heat Pump - Underfloor Heating throughout  
Solar Panels with Battery Storage - Mechanical Ventilation Heat Recovery System - Large Rainwater Harvesting Tank

#### 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**





*Fox Town and Country Homes*

**Severn House, Rous Lench, WR11 4UL**



Total Approx Area: 274.0 m<sup>2</sup> ... 2950 ft<sup>2</sup> (excluding balcony)  
 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	<b>100</b>	<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

  

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

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