



**1 Fern Close Cottages,  
Rushford, Nr. Evesham, WR11 8SL  
Offers In Excess Of £450,000**



Having been lovingly renovated in recent years, this immaculately presented end of terrace family home includes a number of quality features such as UPVC double glazing throughout, underfloor heating, and wooden effect “Karndean” flooring. With accommodation arranged over two floors, it briefly comprises; four bedrooms, two bathrooms (including en-suite shower room to main bedroom), good-sized living room, open plan kitchen/dining/family room, utility room, and downstairs WC. The property further benefits from a West-facing rear garden, timber garage with adjoining lean-to, and off-road parking to the front and rear.

Situated in the delightful rural location of Rushford, nestled between the villages of Dunnington and Harvington, the property provides the perfect blend of countryside living with the ease of access to main road and motorway networks, with the nearby A44, A46 and A422 giving, in turn, links to the M5, M40 and M42 motorways. There is a regular bus service (X18) that runs from Stratford-upon-Avon to Evesham (and vice versa). It is also conveniently placed for Alcester, Bidford-on-Avon, and Evesham slightly further afield. The town of Evesham offers a range of amenities to include; supermarkets, shops, schools (both primary and secondary), restaurants, pubs, leisure centre, doctors' surgery, and dentist. There is also a railway station (“Evesham”), which has regular, direct trains to Worcester, Oxford, and London Paddington, as well as bus services to Redditch and Stratford-upon-Avon (247 and 28, respectively).



This property is set back from the road behind two lawned foregarden areas and a stoned driveway, which provides parking for several vehicles. The composite front door, with inset glazed panel and matching windows to the side, opens into:

**Entrance Porch**

8'2" x 7'6" (2.50m x 2.30m)

With ample storage for coats and shoes, and wooden effect "Karndean" flooring. Door into:

**Inner Hallway**

With wooden effect "Karndean" flooring. Door into:

**Downstairs WC**

6'2" x 2'11" (1.90m x 0.90m)

With obscure UPVC double glazed window to the side, low level WC, wash hand basin, heated towel rail, and wooden effect "Karndean" flooring.

**Utility Room**

7'10" x 4'11" (2.40m x 1.50m)

With door leading to the side passageway, fitted with a range of wall and base units with laminate work surfaces over, space and plumbing for a washing machine, space for a tumble dryer, wall mounted "Worcester Bosch" combination boiler, heated towel rail, and wooden effect "Karndean" flooring.

**Living Room**

14'9" x 11'5" (4.50m x 3.50m)

With UPVC double glazed windows to the front and central brick chimney breast with inset log burning stove. Double doors into:

**Open Plan Kitchen/Dining/Family Room**

**• Family Area**

11'9" x 11'5" (3.60m x 3.50m)

With door leading to the understairs storage cupboard, TV points, and wooden effect "Karndean" flooring with underfloor heating.

**• Kitchen/Dining Area**

22'7" x 9'2" (6.90m x 2.80m)

With Velux roof light, UPVC double glazed window to the rear, UPVC double glazed bi-fold doors leading to the rear

garden, fitted kitchen with a range of wall, drawer and base units with granite work surfaces and matching upstands over, inset ceramic sink with chrome mixer tap over, built-in oven, inset 5-ring gas hob with extractor fan and granite splash panel over, integrated large fridge and separate freezer, built-in dishwasher, and wooden effect "Karndean" flooring with underfloor heating.

**First Floor Landing**

With door into:

**Bedroom One**

12'1" x 8'10" (3.70m x 2.70m)

With large UPVC double glazed picture window to the rear and two built-in wardrobes. Door into:

**En-Suite Shower Room**

7'2" x 5'2" (2.20m x 1.60m)

With 3-piece suite comprising; large walk-in shower cubicle with mains fed 'rainfall' shower over, low level WC, vanity unit with inset wash hand basin, tiling to splashback areas, heated towel rail, and wooden effect "Karndean" flooring.

**Bedroom Two**

11'9" x 7'10" (3.60m x 2.40m)

With UPVC double glazed windows to the front and rear.

**Bedroom Three**

11'5" x 7'2" (3.50m x 2.20m)

With UPVC double glazed window to the front and feature exposed brick to the wall.

**Bedroom Four**

8'2" x 6'10" (2.50m x 2.10m)

With UPVC double glazed window to the front.

**Family Bathroom**

7'6" x 5'6" (2.30m x 1.70m)

With 3-piece suite comprising; bath with mains fed 'rainfall' shower and mixer tap over, low level WC, vanity unit with inset wash hand basin, tiling to splashback areas, heated towel rail, and wooden effect "Karndean" flooring.

**Airing Cupboard**

**West-Facing Rear Garden**

Mainly laid-to-lawn with a large patio area and housing a

range of mature shrubs and trees. To the side, there is a timber gate giving pedestrian access to the front of the property. There is also vehicular access at the rear. Door into:

**Garage**

18'8" x 15'8" (5.70m x 4.80m)

Of timber construction; with electric roller shutter door, lighting, and power.

**Adjoining Lean-To**

15'5" x 3'11" (4.70m x 1.20m)

Currently used as a garden store; with a solid timber door.

**Additional Information**

Services:

Mains drainage, electricity and water are connected to the property. The heating is via LPG and the tank is located underground to the front of the property.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band B

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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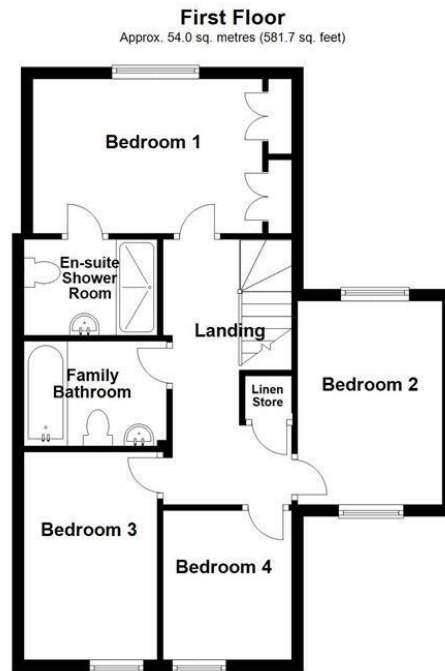
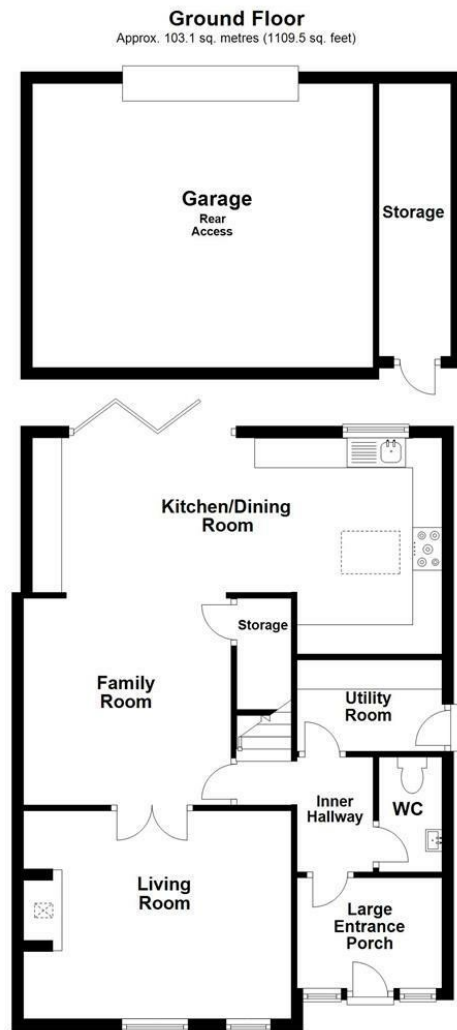












Total area: approx. 157.1 sq. metres (1691.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

