



3 Rushford Grange, Evesham, WR11 8UH

Asking price £500,000

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3 Rushford Grange

Evesham, WR11 8UH

- A beautiful spacious house situated in private, exclusive gated community
- High specification home
- Beautifully fitted kitchen/diner
- Oozing class and style
- Landscaped rear garden with porcelain patio
- Three sizeable, double bedrooms
- The ideal secure, lockup and leave
- Handsome, red brick
- Beautiful manicured communal gardens
- Single garage en bloc

Rushford Grange is an exclusive development featuring individually designed homes, completed just two years ago. Located in a private gated community between Alcester and Evesham, it offers a rural retreat with convenient access to the amenities of both towns.

The property in question is a deceptively spacious mid-terrace home, covering approximately *1.634sqft*. Built to a high standard, it boasts generous living spaces, all set on flagstone flooring throughout the ground floor. The layout includes a living room adorned with a traditional Georgian-style carved wood fireplace and a modern log-effect electric fire, an inner hall leading to a guest cloakroom/WC, a laundry room, and an exquisite dining kitchen. The kitchen features quartz 'snowflake' countertops, 'porcelain' cabinetry, a full suite of appliances, and a Quooker tap. Upstairs, a staircase leads to a gallery landing, three double bedrooms—one with an ensuite—and all equipped with fitted wardrobes, plus a luxurious bathroom. The property is finished to a high specification with oak internal doors and bespoke window shutters on most windows.

The rear garden is beautifully landscaped, featuring a large porcelain patio, an artificial lawn, and raised borders planted with box hedging and perennials, along with twin variegated maple trees at the rear. The front of the property, number 3, overlooks stunning communal ornamental gardens, meticulously arranged with box hedging, olive trees, and seating areas for communal enjoyment. A striking water fountain takes centre stage, and the entire area is tastefully illuminated in the evenings. Beyond the formal gardens lies open countryside, offering a picturesque backdrop. The property includes two allocated parking spaces and a large garage equipped with an electric door and a car charging point.



Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford On Avon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating: D

Service Charge - £30.00 Per month

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

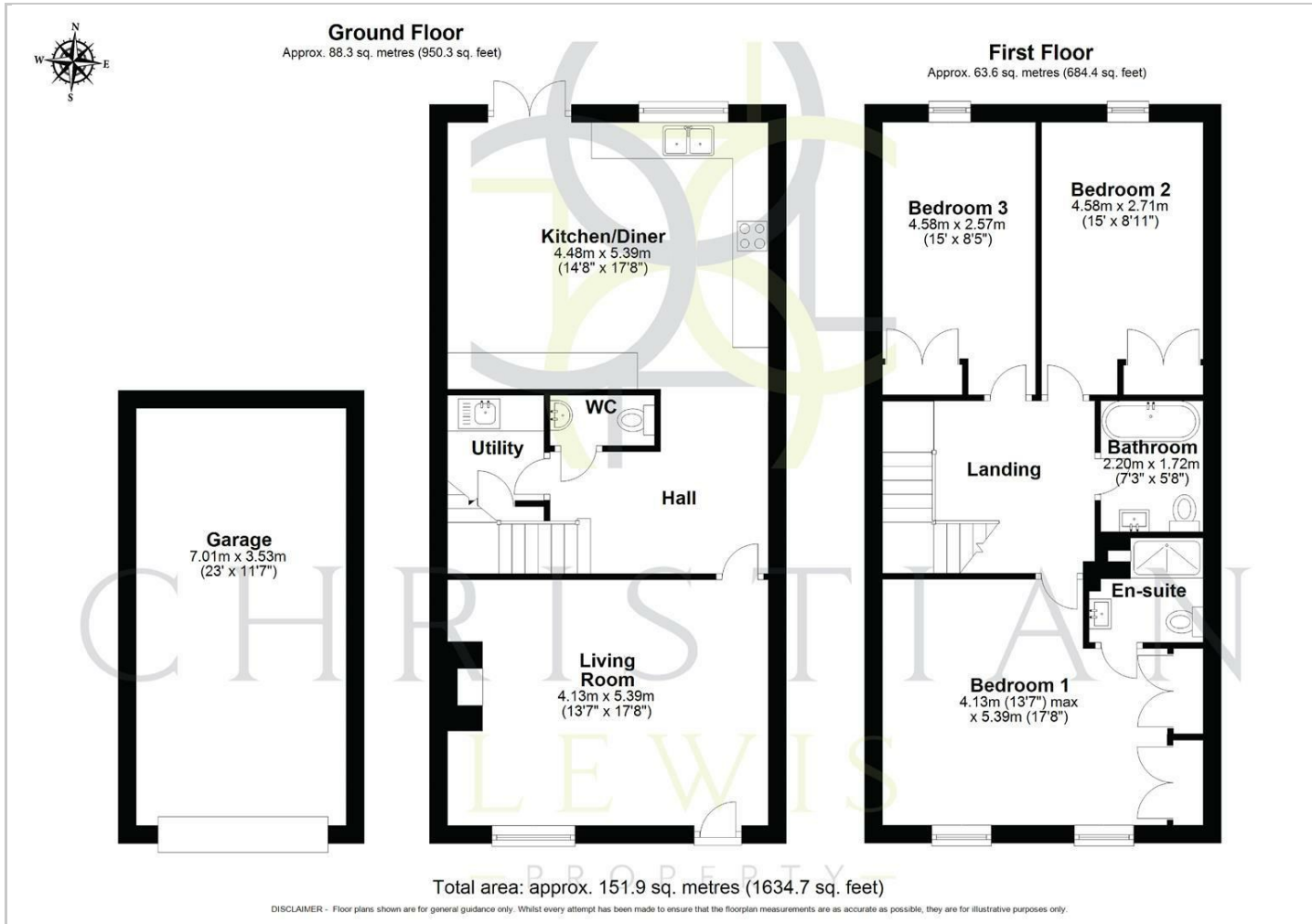




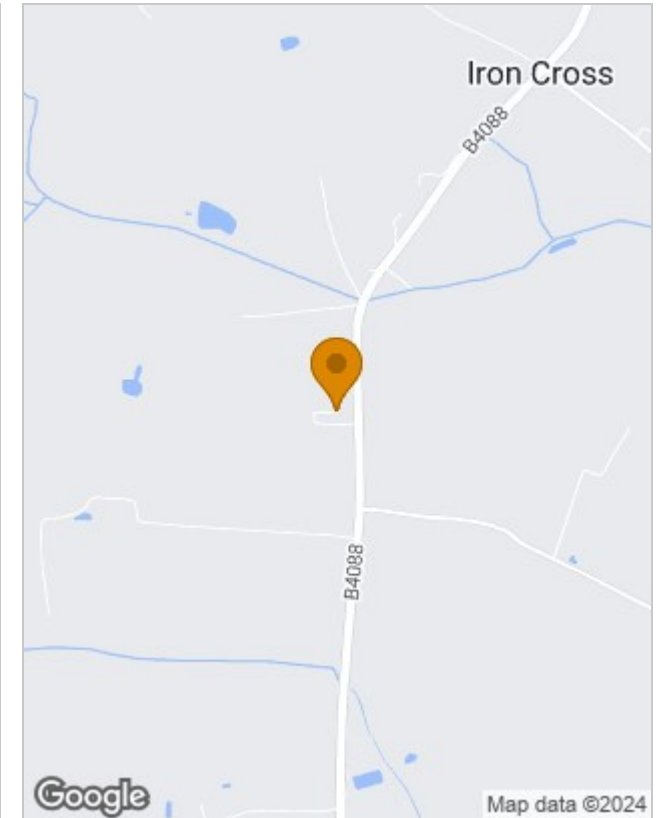


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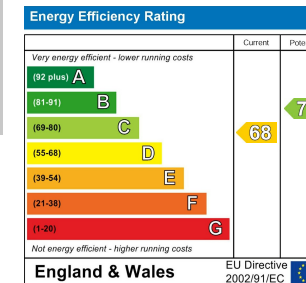
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.