



1 Rushford Grange , Worcs, WR11 8UH

Asking price £795,000



CHRISTIAN  
LEWIS  
—PROPERTY—





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# 1 Rushford Grange

Worcs, WR11 8UH

- A fabulous home situated over three floors
- Three bathrooms
- Large double garage
- Superb kitchen/dining/family room
- Stunning views
- Four double bedrooms
- High end fixtures and fittings
- Landscaped gardens
- Small, exclusive gated community
- It must be viewed in person to appreciate the size, condition and spec it has to offer

Rushford Grange is an exclusive, luxury gated development comprising just nine individually designed executive homes. Nestled in the charming hamlet of Pitchill, this prestigious enclave offers a rare blend of refined living and rural tranquillity. Each home is thoughtfully positioned to back onto open countryside, providing stunning views and a sense of seclusion. Ideally located on the picturesque border of Warwickshire and Worcestershire, Rushford Grange combines elegant architecture with the beauty of the English countryside.

No.1 Rushford Grange is a stunning, immaculately presented residence arranged over three spacious floors, designed to deliver exceptional comfort and style. Positioned at the entrance of this prestigious, gated development, the property immediately commands attention with its striking exterior and elegant proportions. From the moment you step inside, it offers a true 'wow' factor — blending modern luxury with thoughtful design throughout. This remarkable home must be experienced in person to be fully appreciated. The property comprises of; hall, living room, a beautiful kitchen/dining/family room and cellar which could be a gym or office. On the first floor there are two double bedrooms and a Jack and Jill bathroom. On the second floor there are a further two double bedrooms, one with ensuite and a family bathroom. Outside there are landscaped low maintenance rear and side gardens plus a large detached double garage and parking.

A 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.

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## Additional Information

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

Local Authority: Stratford Upon Avon

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

EPC Rating: D

Service Charge - Approx. £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.





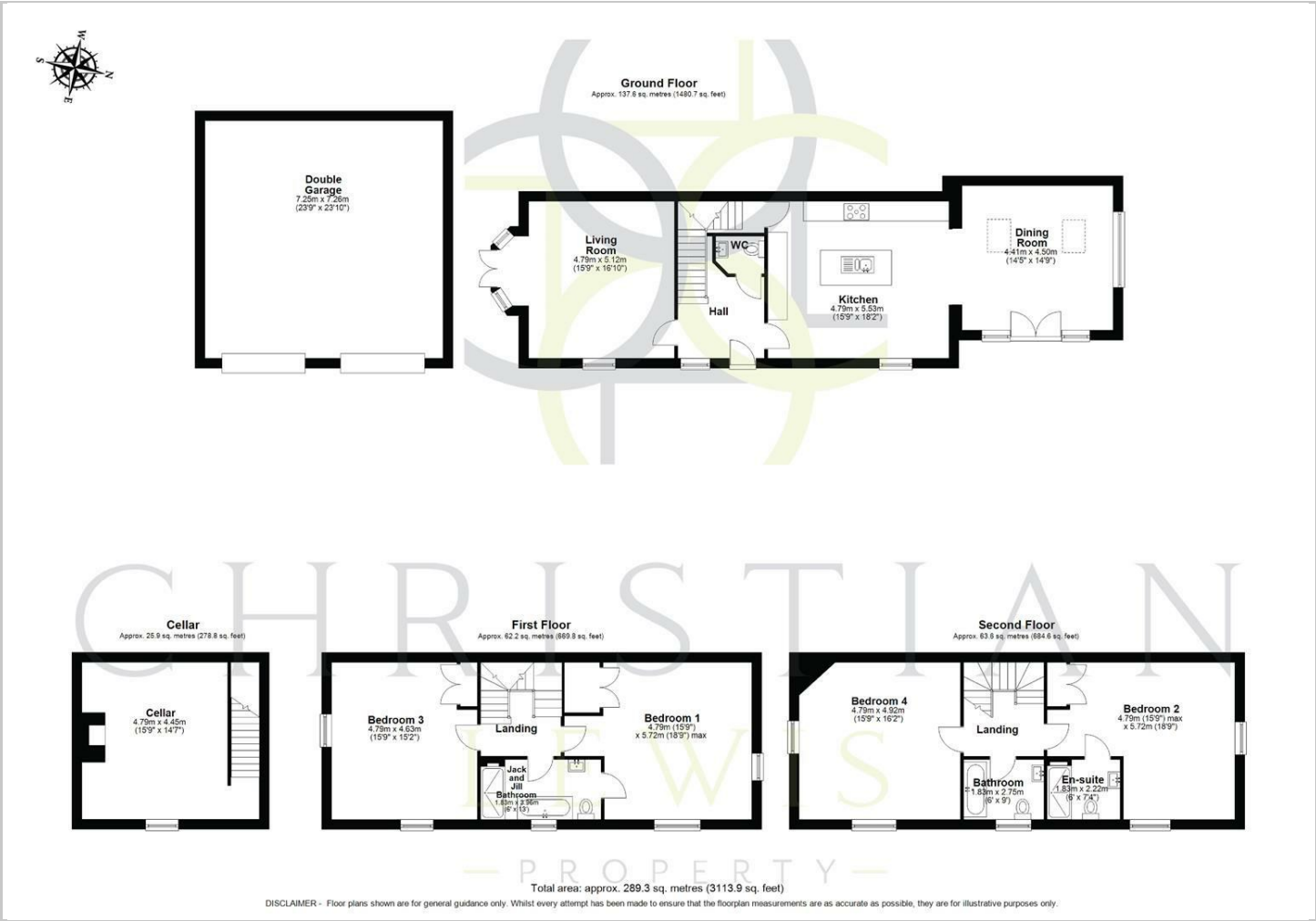






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Floor Plans

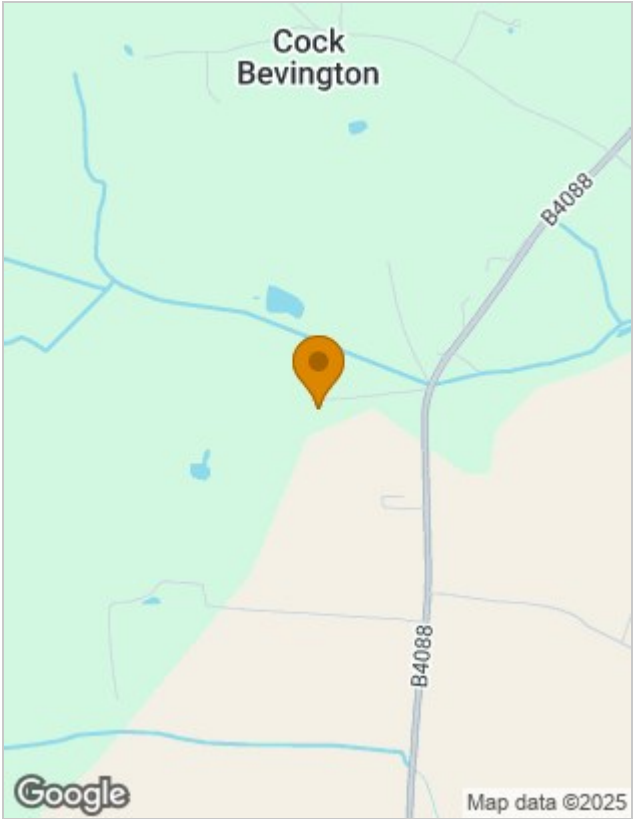


Viewing

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.

Location Map



Energy Performance Graph

