



The Old Vicarage  
Crown East Lane | Rushwick | Worcestershire | WR2 5TU

 FINE & COUNTRY

# THE OLD VICARAGE

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The Old Vicarage is a beautifully renovated, five-bedroom, five-bathroom detached home in the highly sought-after area of Crown East.



At the heart of the property is a stunningly spacious kitchen/diner/living area, creating a central hub ideal for both family living and entertaining. Offering generous living space throughout, the home is set within three-quarters of an acre of mature, landscaped gardens, providing a peaceful and private retreat, while remaining conveniently close to local amenities.

### Accommodation Summary

#### Ground Floor

The property benefits from a welcoming porch and hallway, leading to the office, lounge, WC, and the impressive open-plan kitchen/dining/living area, as well as a well-appointed utility/boot room. The office is light and spacious, featuring dual-aspect windows, fitted cabinetry, and parquet flooring, adding character and warmth. The lounge is equally bright and airy, with dual-aspect views, a central wood-burning stove, bespoke fitted cabinetry and media unit, and a beautiful bay window overlooking the expansive gardens. Elegant radiator covers and thoughtful detailing enhance the space. A conveniently located guest WC and under-stairs cloakroom provide additional storage.

At the heart of the home is the expansive open-plan kitchen/dining/living area, designed and crafted with meticulous attention to detail. The bespoke solid wood kitchen, created by local craftsman Jeremy Penman, features a large central island with a wine cooler, wine racks, a Neff induction hob with extraction, and quartz worktops. Integrated Neff ovens, a Belfast sink, a breakfast pantry, and a separate vegetable fridge in the island ensure both style and functionality. Bi-fold doors open onto the rear gardens, offering lovely views and an effortless indoor-outdoor flow. The adjoining utility/boot room is generously sized, with fitted cabinetry and direct access to the outside, providing practical storage and convenience.

#### First Floor

Heading upstairs from the first floor is a striking feature staircase window, which floods the space with natural light. The spacious landing includes fitted cabinetry for storage, creating a bright and airy atmosphere.

The master suite boasts a newly fitted ensuite, finished to a high standard. It includes a walk-in wardrobe and additional fitted wardrobes, offering ample storage and stunning views over the rear gardens.

There are a further three generously proportioned double bedrooms, all featuring fitted wardrobes and unique design details. One of the bedrooms benefits from a private balcony, accessed via French doors. Two of these bedrooms also have their own ensuite shower rooms, adding convenience and comfort.

#### Second Floor

The second floor is an impressive and beautifully finished space, renovated to a premium standard. It features a versatile open-plan area, ideal for use as a reading room, hobby room, gym, office, or additional accommodation, with ample storage available in the eaves. This floor also includes a spacious double bedroom with an ensuite shower room, offering both comfort and privacy.

#### Outside

The property is nestled within three-quarters of an acre of established gardens and a woodland area, including a charming Bluebell wood. There is a dedicated vegetable-growing area and several seating spots, providing both ideal spaces for entertaining and peaceful privacy. The property enjoys wide-reaching views to both the front and rear, creating a secluded and tranquil retreat. A gated driveway offers ample parking, ensuring both security and convenience.









# Seller Insight

“ The Old Vicarage has been a much-loved family home for the current owners for the past 14 years, chosen originally for its enviable setting – close enough to Worcester for excellent schools and daily convenience, yet peacefully positioned within a charming hamlet surrounded by open countryside. The house immediately stood out for its generous proportions and thoughtful extensions, which have enhanced the original 1930s home to include several ensuite bedrooms and excellent storage – features that are rarely found in homes of this era and particularly valued in a busy family household.

Inside, the home offers a wonderful balance of comfort and space. At its heart is the impressive open-plan kitchen, dining and sitting area – created by the owners by combining the former dining room and kitchen. Designed around a handcrafted Jeremy Penman kitchen, this room has become the natural gathering place for family and friends, centred around the large island and dining table. With bi-fold doors opening onto the patio, the space flows seamlessly into the garden, making it perfect for entertaining, while the sunsets enjoyed from this room have become one of the home’s daily highlights.

The interior layout has evolved to suit modern living while retaining a welcoming atmosphere throughout. Generously proportioned bedrooms provide ideal accommodation for teenagers or visiting guests, and a bright, contemporary loft conversion has created a valuable fifth bedroom and additional bathroom. The property has comfortably accommodated a large, blended family, with each daughter enjoying her own bedroom and bathroom, while dedicated study and loft spaces have also made working from home both practical and private.

Outside, the gardens are a true highlight and have been thoughtfully cultivated over the years. Expansive lawns are complemented by rose beds, a small, wooded area filled with seasonal spring flowers, and an orchard alongside a productive vegetable and cut-flower garden. Enthusiastic gardeners will appreciate the Robinsons greenhouse, the flourishing David Austin roses, and the spectacular dahlias that brighten the home throughout the year. The grounds have hosted countless celebrations, from milestone birthday parties to relaxed summer barbecues, while evenings around the firepit with a glass of wine have become a favourite tradition.

The location offers a wonderful balance of rural charm and excellent connectivity. Worcester Parkway provides convenient rail links to Birmingham and London, while both Birmingham International and Bristol airports are easily accessible. Locally, residents enjoy scenic walks across nearby fields, cycling routes through quiet country lanes, and access to the Malvern Hills. A strong sense of community is also part of life here, with friendly neighbours, village activities, and the welcoming Dewdrop pub just a walk across the fields.

For the current owners, The Old Vicarage has been a place of celebration, family life and connection to both nature and community. Future owners are encouraged to embrace everything the property offers – from its generous living spaces to the changing beauty of the gardens throughout the seasons – and to enjoy becoming part of the warm and welcoming community that makes this location so special.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























# LOCATION

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Situated in the highly desirable area of Crown East, this property offers a perfect balance of rural tranquillity and convenient access to key amenities and transport links. Crown East is located just a few miles west of Worcester city centre, providing easy access to a wide range of shops, restaurants, and cultural attractions. The nearby historic city of Worcester offers excellent shopping, dining, and entertainment options, along with the renowned Worcester cathedral and the scenic River Severn.

For commuters, Crown East benefits from strong transport infrastructure. Worcester Foregate Street and Worcester Shrub Hill railway stations offer direct services to Birmingham, London Paddington, and beyond. The M5 motorway (junctions 6 and 7) is easily accessible, providing efficient road links to Birmingham and the wider Midlands. Birmingham Airport is approximately 40 miles away (around a 50-minute drive), while London is approximately 120 miles away, reachable in around two hours by road or rail.

Education in the area is highly regarded, with several outstanding schools nearby, including The Royal Grammar School Worcester, Kings School Worcester, and Christopher Whitehead Language College. Malvern College and Malvern St. James School are also within easy reach. The Old Vicarage is within the catchment area for Chantry School with a local bus service available.

For leisure, the Malvern Hills, an Area of Outstanding Natural Beauty, are just a short drive away, offering excellent opportunities for walking, cycling, and outdoor activities. Worcester Golf, Tennis and Country Club, along with several other golf courses, are also close by. The nearby town of Malvern (around 8 miles) and the spa town of Droitwich (approximately 10 miles) provide additional shopping, dining, and leisure options. Birmingham city centre is approximately 30 miles away, offering varied shopping, dining, and entertainment.

This exceptional location combines the peace and privacy of a rural setting with the convenience of modern amenities and excellent connectivity.





### Services, Utilities & Property Information

Tenure - Freehold  
Council Tax Band - G  
Local Authority - Malvern Hills  
EPC - Rating C  
Property Construction - Standard (brick and tile)  
Electricity Supply - Mains  
Water Supply - Mains  
Drainage and Sewerage - Private drainage via a septic tank  
Heating - Oil-fired – new boiler installed in August 2024.  
Broadband - FTTP full fibre ultrafast fibre broadband connection available - we advise you to check with your provider  
Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider  
Parking - Double garage and driveway parking for 4+ vehicles

### Additional Information

CCTV or similar security system. Fully serviced Alarm system.  
New Worcester Bosch oil fired boiler installed in August 2024.

Trees on the property are subject to a tree preservation order.

Overage clause on the infill land to the front left of the property, held by the Church of England which ends in 2030 - would be payable in case of development to the church.

### Directions

Postcode: WR2 5TU  
what3words: ///figure.personal surfacing

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111

### Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

Monday to Friday - 9.00 am - 5.30 pm  
Saturday - 9.00 am - 4.30 pm  
Sunday - By appointment only

# The Old Vicarage, Crown East Lane, WR2 5TU

Approximate Gross Internal Area = 321.7 sq m / 3463 sq ft

Garage = 33.2 sq m / 357 sq ft

Total = 354.9 sq m / 3820 sq ft

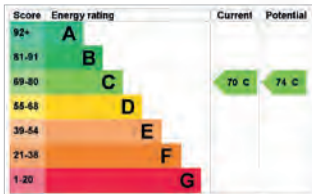
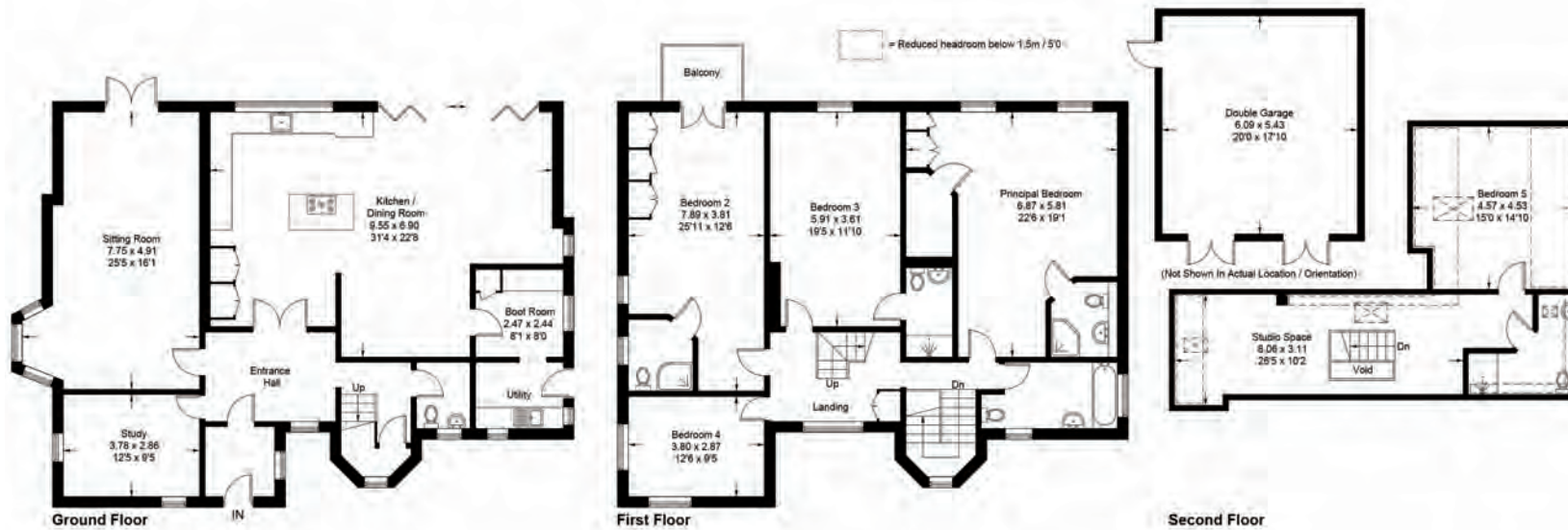


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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION



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