



Allan Morris
estate agents

**Bransford Road, Rushwick,
Worcester.**

**Rushwick Manor, Bransford Road,
Rushwick, Worcester, WR2 5TD**

Superb Georgian property

5 stunning Bedrooms

2 Large En-Suites & further Shower Room

Impressive open-plan Kitchen Dining Room & further
flexible Reception Room

Guest Bedroom Suite with free standing roll top bath

Detached triple Garage with 1st floor studio

Wrap around garden with mature trees & extensive
lawned area

A superb opportunity to acquire a substantial five bedroom detached Georgian residence, situated within easy reach of Worcester City, schooling and major transport links. Rushwick Manor offers substantial and very well finished flexible accommodation, together with a superb detached triple Garage, with workshop and store to the rear and useful first floor area, offering further potential for Office/Gym/Studio or Annexe, together with ample parking, beautifully maintained lawned gardens and private driveway.

Ground floor accommodation comprises: Main Entrance Hall with tiled flooring and access to Cellar, Sitting Room with dual aspect wood burner, open-plan spacious Kitchen Dining Room, the Kitchen area is fully fitted with granite work surfaces, two double ovens, induction hob, Bluetooth extractor, instant hot water tap, built-in microwave, integrated dishwasher and excellent pantry, leading into Dining Area, with double doors to the rear garden, Inner Lobby with downstairs Cloakroom and storage. From Entrance Hall is a further large Reception Room/Music Room with wood burner, a superb Craft Room with beamwork to walls and door leading into Herb Garden, further Study and a large Utility/Boot Room with Inglenook recess.





From Entrance Hall stairs rise to first floor main Landing: Into large Master Bedroom overlooking garden with Dressing area, closet and shelving, En-Suite with large built-in shower, Bedroom 2 overlooking the rear garden, a superb double room with double opening doors to an impressive En-Suite Bathroom. Secondary Landing to three further Bedrooms to the front elevation, with exposed wooden flooring and a Family Shower Room.

Outside:

Rushwick Manor is approached via a private driveway leading to ample parking and a detached triple Garage with further storage and workshop to the rear. There is separate access to the upper floor, which has huge potential for a Studio/Office/Gym or Annexe, with large arched windows to either end, power and lighting.

The gardens are predominantly laid to the rear of the property and have some superb mature trees, offering a high degree of privacy. There is a further large potting shed, storage and a rear patio area.

To the front of the property there are raised herb beds and access back to the large driveway.



DIRECTIONS:

From Worcester, continue over Worcester Bridge turning left into St. John's B4485. Then take a right hand turn onto Bransford Road. At the roundabout take the 3rd exit onto Upper Wick Lane and continue along where the driveway to the property will be found on the right hand side.





USEFUL INFORMATION:

EPC Rating: E

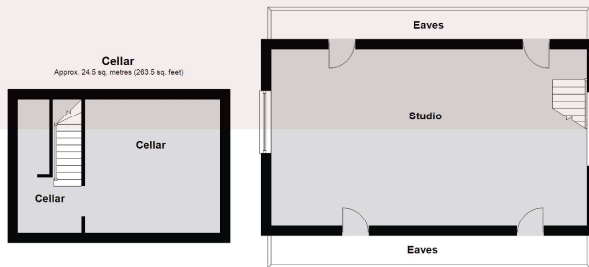
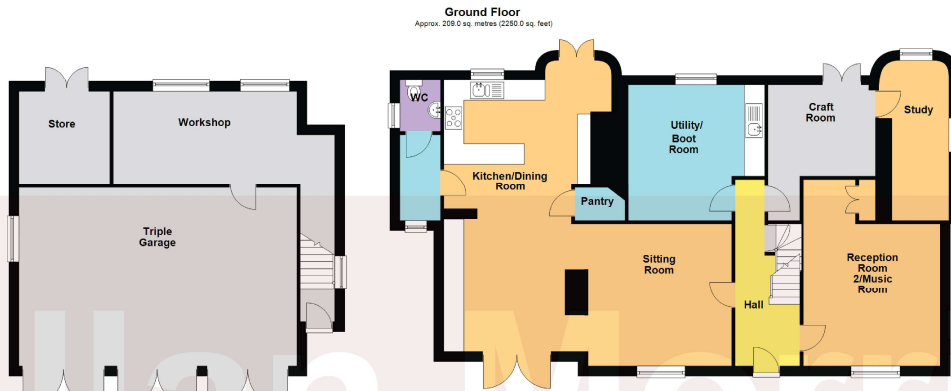
Tenure: Freehold

Council Tax Band: G

PRICE: Offers in Region of £ 960,000



WAM 7996



Total area: approx. 418.4 sq. metres (4503.2 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan & Measurements:

- Sitting Room:** - 3.7m x 3.1m (12'1" x 10'2")
- Kitchen/Dining Room:** - 8.2m x 5m x 4m (26'10" x 16'4" x 13'1")
- Reception Room/Music Room:** - 5.4m x 4.2m (17'8" x 13'9")
- Study:** - 4.5m x 2.6m (14'9" x 8'6" into recess)
- Craft Room:** - 3.7m x 3.1m (12'1" x 10'2")
- Cellar:** - 4.2m x 4m (13'9" x 13'1")
- Master Bedroom:** - 4.3m x 4.2m (14'1" x 13'9")
- Dressing Area:** - 4.1m x 2.3m (13'5" x 7'6")
- En-Suite:** - 4m x 2.6m (13'1" x 8'6")
- Bedroom 2:** - 4.3m x 4.2m (14'1" x 13'9")
- En-Suite Bathroom:** - 4.8m x 2.2m (15'8" x 7'2")
- Bedroom 3:** - 4m x 3m (13'1" x 9'10")
- Bedroom 4:** - 4.4m x 2.5m (14'5" x 8'2")
- Bedroom 5:** - 3.7m x 3.5m (12'1" x 11'5")
- Shower Room:** - 3.7m x 2.7m (12'1" x 8'10")
- Triple Garage:** - 8.4m x 5.2m (27'6" x 17'0")
- Workshop:** - 6.6m x 2.8m (21'7" x 9'2")
- Studio:** - 9.5m x 5.4m (31'2" x 17'8")

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

Address:

32 Sidbury, Worcester. WR1 2HZ

Tel: 01905 612266

worcester@allanmorris-Worcester.co.uk

www.allan-morris.co.uk