



Mulberry House  
Rous Lench | Evesham | Worcestershire | WR11 4UJ

FINE & COUNTRY

# MULBERRY HOUSE

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A substantial detached four-bed house with panoramic views in a highly sought-after location that is immaculately presented. The property offers four double bedrooms, two en-suites, a family bathroom, lounge, dining room, garden room, office, open plan kitchen/snug, utility room, cloakroom, large, private garden, ample parking, four garages and a workshop. This property has fabulous living space, offers opportunities to create an annex, and has a sophisticated feel.



## Ground Floor

The front door leads into a striking hallway with fabulous views straight through to the garden. A wooden floor runs through the hall with under-stair storage and a coat cupboard. Throughout the property is a mix of wooden or part glass and wooden doors with a lovely contemporary feel. The sitting room is well-proportioned with delightful views of the garden, three feature arch windows and a set of bi-fold patio doors leading to the grounds. The focal point of the room is the open fireplace. You can enter the dining room from the sitting room which also has doors leading to the kitchen and hall. The dining room is spacious with lovely views of the fields to the front of the property. The modern kitchen/breakfast room has an open plan design offering wonderful views both to the open countryside and gardens. The kitchen has plenty of storage, granite work surfaces, built in breakfast bar, a four-oven AGA, integrated appliances and door to the front garden. The room opens out into the breakfast/snug area with two sets of bi-fold doors out to the garden.

The garden room has glass on two sides with a vaulted ceiling and a set of patio doors leading to the garden, and offers a fabulous extended entertaining space and family living area. A door leads to the study which has a wood burner and pretty countryside views. The fourth double bedroom has an en-suite with a shower, W.C. and basin. There is a large utility room with, plumbing, storage, basin and a door to the garden. The downstairs cloakroom has a W.C and basin. From the garden room there is a glass hallway leading down to three spacious electric garages. The first garage has been converted into an office. It is fully insulated, plaster-boarded walls, carpeted floor and basin. The next two garages have plenty of storage units and electric roller doors. There is a workshop off the garages and beyond the garages there is a large (approx. 15' x 12') wooden shed, insulated, lined, painted and carpeted with electric light and power.

## First Floor

There is a contemporary glass and wooden staircase leading up to the landing with three double bedrooms, one en-suite and a family bathroom. The master bedroom enjoys panoramic views of the grounds and countryside with a set of double bi-fold doors and balcony. The en-suite bathroom is modern with a large walk-in shower, W.C. and basin. The other two double bedrooms also have lovely views with built-in storage. The family bathroom is spacious and well presented with a contemporary W.C, basin with storage and a double walk-in shower with rain head. There is loft access from the landing.

























## Outside

The property is accessed down a long shared driveway and through a gate to the front of the house. There is ample parking and access both to the garages referred to in the previous section and also a further single garage. The front of the house has a mixture of lawn, mature trees, shrubs, flowers, a green house, log store, turning circle and panoramic views of the open countryside. The rear garden is south facing, totally private and the gardens are laid in a more formal format. In the centre of the grounds is a large water feature and four gravel paths lead off. The garden is laid mainly to lawn with a mature yew hedge surrounding the perimeter, a mixture of flower beds, shrubs, box hedging, entertaining areas and a fabulous pergola covered in a mature wisteria.







## Location

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Rous Lench is a sought-after village situated on the edge of Pershore, Evesham and the Cotswolds. It is one of the five Lenchs and has a church, village hall and a thriving community spirit. The village falls within the Warwickshire grammar school catchment and Prince Henry's in Worcestershire.

Pershore is renowned as one of England's premier small Georgian towns. Nestling in the valley of the River Avon it centres on the famous Abbey and the High Street boasts a range of fine brick built Georgian buildings. The town provides a good selection of facilities including specialist shops, an undercover market, public houses, restaurants and the very popular theatre. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre and leisure centre with a swimming pool. There is a wide range of educational facilities.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops, with a beautiful new leisure centre, two pools and many facilities.

Close by, Worcester is a thriving city with a beautiful cathedral, plenty of shops, restaurants and leisure facilities. It has a professional rugby team, county, cricket team and a racecourse. The River Severn runs through the city and there is good schooling within the public and private sector.

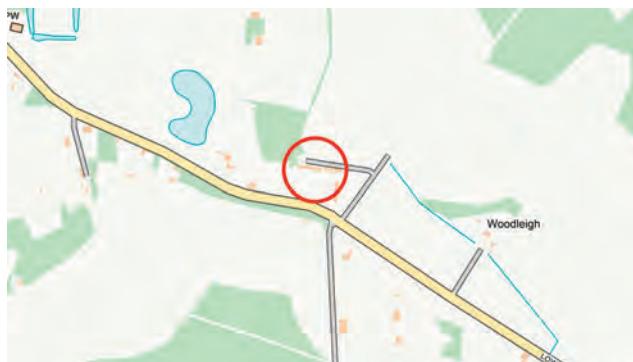
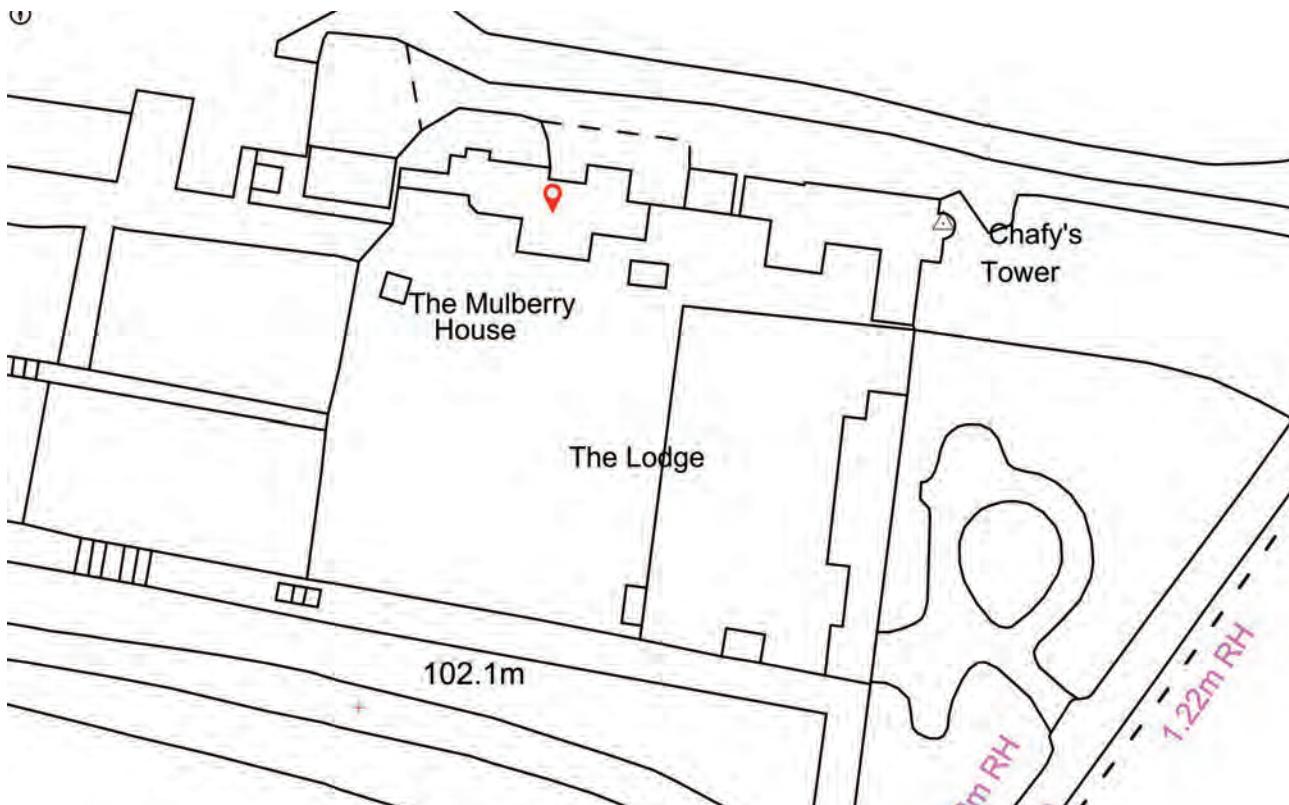
Other nearby towns are Stratford upon Avon, Warwick and the Cotswolds.

There are good direct train services to London from close by Evesham and Worcester. Birmingham Airport is 30 minutes away. The M5, M40 and M42 are very close.

Other nearby towns are Stratford upon Avon, Malvern, Cheltenham and the Cotswolds.

There are good direct train services to London from Pershore Evesham and Worcester. Birmingham Airport is 30 minutes away. The M5, M40 and M42 are very close.





#### Services

The property is connected to mains electricity, water and draining with LPG central heating and AGA.

Local Authority  
Wychavon District Council

#### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

#### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

#### Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

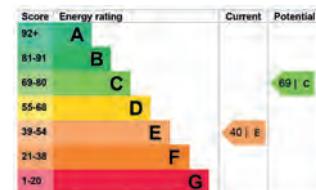
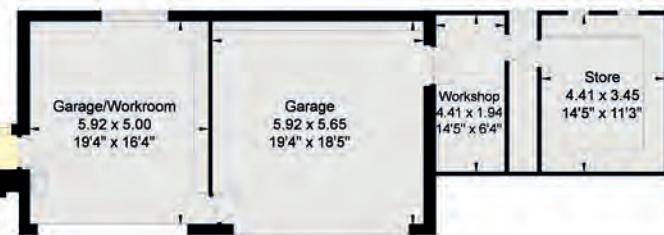
#### Directions

The postcode to the property is WR11 4UJ. If you are approaching on the Alcester Road, turn left onto the Radford Road signposted for The Lench and Evesham. Proceed for just over 1.5 miles (passing through the village and past the village church) and immediately before the national speed limit signs is the left hand turn to the private track leading past The Lodge to The Mulberry House.



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APPROX SCALE  
0 1 2 3 4 5 10 FT  
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**APPROXIMATE GROSS INTERNAL FLOOR AREA:**  
House: 269 sq m (2,897 sq ft)  
Attached Outbuildings/Garage: 109 sq m (1,174 sq ft)  
Total: 378 sq m (4,071 sq ft)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 13.06.2022





CLARE REEVES  
PARTNER AGENT

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Clare's background is in finance, business development, sales and marketing . Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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*I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner. Simon A 5/12/17*

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