



Allan Morris
estate agents

**Grange House, Grange Lane, Rushwick,
Worcestershire, WR2 5TG**

 **MAYFAIR**
OFFICE GROUP

Grange Lane, Rushwick, WR2 5TG

Grange House is a rare and individual lakeside property, set in beautiful private gardens of 1.53 acres, on the outskirts of the village of Rushwick, Worcestershire. The property has split level accommodation and extends to almost 3000 Sq Ft, (3422 Sq Ft including garage and workshop), offering flexible and spacious accommodation in a splendid position.

Approached via a long driveway that conceals the house from view initially but winds through the delightfully landscaped gardens to the house. The accommodation includes five double bedrooms, all with en-suite bathrooms, a further bedroom/family room as well as a home office. A large kitchen breakfast room, separate dining room and large sitting room with full width bi-fold doors that open to the terrace and overlook the gardens, adjacent fishing lake. The property also benefits from a detached double garage and workshop, extensive solar panels and high-quality finishes throughout the property.

Of particular note is the low running cost of the home, having an excellent EPC rating, a private water supply and an income from the solar PV feed-in tariff. Without doubt the gardens and privacy of the property set it apart, with sections of lawn, coppice, natural pond, formal seating and private places from where to enjoy the views and privacy of this unique location. A viewing of Grange house is not to be missed.



ACCOMMODATION

LOWER FLOOR - RECEPTION HALLWAY 6'11" x 6'0" (2.11m x 1.84m)

Double front door opens to Entrance Hallway, radiator, coir matting flooring, oak double doors with inset glass opens to:

HALLWAY

Large open Hallway with oak bannister staircase leading to reception rooms, built in cloaks cupboard, two radiators, door to:

WC 5'10" x 4'2" (1.79m x 1.29m)

Front facing obscure glass uPVC window, low level WC, wash basin, heated towel rail.

BEDROOM FIVE 12'10" x 11'1" (3.92m x 3.38m)

Front facing double glazed window, radiator, built in double wardrobes, door to en-suite.

EN-SUITE 9'6" x 7'8" (2.91m x 2.35m)

Side facing obscured double glaze window, bath, separate shower cubicle, low level WC, wash basin, radiator.

FAMILY ROOM/BEDROOM SIX 14'9" x 12'9" (4.52m x 3.91m)

Side facing double glazed window with views of Malvern Hills, radiator, television point, door to;

STORE ROOM/EN SUITE 6'0" x 5'8" (1.83m x 1.74m)

Great internal storage with built in shelving. Potential to be converted into a further en-suite if required.

STUDY 10'10" x 9'2" (3.32m x 2.81m)

Dual aspect with front and side facing double glazed windows, radiator, broadband and telephone points, wooden floor.

GROUND FLOOR LANDING

Stairs up to first floor, radiator, broadband connection point, Hive heating controls, doors to:

SITTING ROOM 18'4" x 17'5" (5.59m x 5.33m)

Six panel large full width bi-fold doors open to terrace and overlook the garden, lake and Malvern Hills. Feature stone fireplace with cast iron wood burner, radiator, built in speaker system, radiator, television point, wall light points. Door to:

DINING ROOM 14'6" x 10'10" (4.42m x 3.32m)

Rear facing double glazed window, side facing large full height window with central door panel opens to the terrace and the garden, radiator.

FAMILY BREAKFAST KITCHEN 20'1" x 11'4" (6.13m x 3.47m)

Side and rear facing with three windows overlooking the side garden and a double door opens to the garden. Range of wooden eye and base level units with black granite worktops, inset one and a half sink and drainer unit, integrated Bosch double oven and microwave, gas hob with extractor hood over, integrated fridge freezer and dishwasher, under unit lights, tiled floor, radiator, television point, spot lighting, telephone point.

UTILITY 11'5" x 5'10" (3.48m x 1.79m)

Side facing window and door to the side garden, range of base level cabinets with worktops over, inset sink and drainer unit, space and plumbing for washing machine, space for further appliances, wall mounted Worcester gas boiler, radiator, tiled floor.

FIRST FLOOR LANDING

Stairs continue up to top level with Oak banister and handrail. Large airing cupboard housing hot water tank, spot lighting, doors to:

BEDROOM TWO 17'7" x 10'10" max (5.37m x 3.32m max)

Dual aspect with front and side facing window, range of fitted bedroom storage furniture, radiator. Dressing area (2.81m x 2.32m) with three double wardrobes with shelving and hanging rail, radiator, spot lighting, door to:

EN-SUITE 7'8" x 7'2" (2.34m x 2.19m)

Side facing obscure uPVC window, large corner shower cubicle, low level WC, vanity unit with granite top and ceramic bowl basin, radiator, spot lighting.

BEDROOM THREE 12'9" x 11'4" (3.91m x 3.47m)

Front facing double glazed window, radiator, built in triple wardrobe, loft access, door to:

EN-SUITE 7'8" x 6'2" (2.36m x 1.90m)

Side facing obscure double glazed window, panel bath, recess and double shower with electric shower, low level WC, wash basin, radiator.

BEDROOM FOUR 17'5" x 10'0" max (5.32m x 3.05m max)

Front facing window looking over front garden, radiator, built in wardrobe with shelving and hanging rails, radiator.

EN-SUITE 7'11" x 4'1" (2.42m x 1.26m)

Double shower cubicle with mixer shower, low level WC, wash basin, heated towel rail, extractor fan, spot lighting.

TOP FLOOR LANDING

Rear facing Velux window, oak bannister, door to:

BEDROOM ONE 20'9" x 13'10" plus window (6.33m x 4.24m plus window)

Rear facing window with fine views over the rear garden, lake, towards the Malvern Hills, an extensive range of fitted bedroom storage, radiator, two rear facing velux windows, oak flooring, door to:

EN-SUITE 11'5" x 10'9" max (3.49m x 3.29m max)

Side facing obscure uPVC window, rear facing large velux rear window with views, contemporary standing double end bath, shower cubicle with mixer attachments and curved sliding doors, vanity unit with inset basin, low level WC, radiator, heated towel rail, adjustable inset LED mood lighting, sound system speakers, extractor fan, spot lighting.

OUTSIDE**GARDEN**

The gardens are of particular interest with this property, with the plot totaling 1.53 acres. Approached from a private road off Grange Lane, the driveway is laid to block paving and winds its way through the garden and down towards the house, through well maintained lawns and mature trees that provide privacy, past a spring fed natural pond and rockery section of garden, with an established vegetable plot and a number of productive fruit trees. To the fore of the house is a turning area and parking in front of the garage. To the side of the house is a private section with waterfall feature, landscaped with sleepers and well stocked and protected by the boundary wall, with a section to the rear of the kitchen for outside dining. To the other side, the garden has an

open aspect across the fishing lake and farmland beyond, laid mostly to lawn with planting and other features down to the water's edge. The property has a terrace across the reception rooms to enjoy the outlook and the south westerly aspect.

DETACHED GARAGE 21'3" x 18'4" (6.49m x 5.60m)

A substantial detached double garage with electric roller doors, power, light and storage in eves. Door to:

WORKSHOP 12'0" x 8'0" (3.68m x 2.45m)

Front facing window, power and light.

LOCATION

Rushwick is located just outside of the vibrant city of Worcester and close to the beautiful town of Malvern and its stunning Malvern Hills. The village has a popular primary school, village pub and Roots farm shop.

Nearby Malvern is an exceptionally popular location offering a wide range of local amenities from supermarkets, restaurants, cafes, well regarded schools (both Private and State), the famous Malvern theatre and of course the superb walking over the hills and surrounding countryside. Malvern offers the best of both worlds with its rural surrounds and excellent transport links to the motorway, as well as direct trains to Birmingham and London.

The City of Worcester has a vast array of high street shops, restaurants and public houses. Good schooling is well-catered for including the renowned Kings and RGS Worcester. The Worcester bypass provides swift access to Junction 7 of the M5 Motorway providing good links to M42, M40 and M4. Regular trains also run from the Worcester Stations direct to Birmingham, London and the South West.

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: The property benefits from a significant investment in solar panels for electricity generation and a feed-in return. Details of which can be provided by the vendor as required. Mains gas, mains electricity and drainage are connected. Water is private via a well. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

ENERGY PERFORMANCE RATINGS: Current: B82 Potential: A94

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

VIEWINGS

Strictly via the agents ALLAN MORRIS MALVERN - 01684 561411

ASKING PRICE

Asking price - £1,095,000



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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