

Westfield House

Rushwick, Worcestershire







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Worcester 2 miles, Great Malvern 6 miles, M5 (J7) 5 miles
(All mileages are approximate)

An extremely spacious and well-appointed modern family home with generous gardens, enjoying views of the Malvern Hills.

Reception hall | Drawing room | Family room | Study | Kitchen/dining room | Utility room

Two bedrooms with en suite bathrooms | Two further bedrooms | Family bathroom

Double garage with games room/office space above

Parking | Garden | Summer house



Worcester

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Situation

Westfield House is situated in the small village of Rushwick on the western edge of Worcester. Facilities nearby include a Primary school, Farm shop and Pub.

Worcester has all that would be expected of a city, including: excellent private schooling, professional rugby, county cricket within the setting of Worcester Cathedral and horse racing on the banks of the River Severn.

Great Malvern nearby, is a thriving spa town known for its theatre and excellent schools. There are good shopping facilities including a Marks and Spencer and a Waitrose in the town centre, as well as a wide range of independent retailers on a busy high street.



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.

There is superb walking and riding around quiet country lanes in this rural yet convenient part of Worcestershire.

For sale freehold

Situated on a large plot on the edge of the village, Westfield House is a very attractive and substantial modern family house built in 1997. It offers bright and well proportioned accommodation arranged over two storeys.





The house is in a very convenient location offering ease of access to Worcester and the motorway network, yet its rural position allows a superb view across the countryside to the Malvern Hills.

The dual aspect, 21' kitchen/dining room has a feature bay window overlooking the garden and is fitted with a range of cupboards and a large central island incorporating a gas hob. There are integrated appliances including a dishwasher and double oven.

On the first floor are four large double bedrooms, two of which have en suites and three have built in wardrobes.

There is also a family bathroom with a bath and a separate shower enclosure.

Outside

The block paved driveway provides parking for several cars and a double garage with games room/office space above. The attractive rear garden is beautifully landscaped with stone terraces closest to the house. The garden is split into sections. There is a working area with raised beds, green house and shed. An additional area contains fruit trees and meadow flowers/grasses. A small courtyard catches the morning sun, finally there are large expanses of lawn with superb specimen trees.



A unique summer house is positioned on the west side of the garden with far reaching views over open countryside and the Malvern Hills.

Fixtures & Fittings

All those items mentioned in the sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

Services

Mains water, gas, electricity and drainage.

Local Authority

Malvern Hills District Council, tel: 01684 862151

Council Tax

Band G (£2951.64 for 2019/20)

Directions (WR2 5TB)

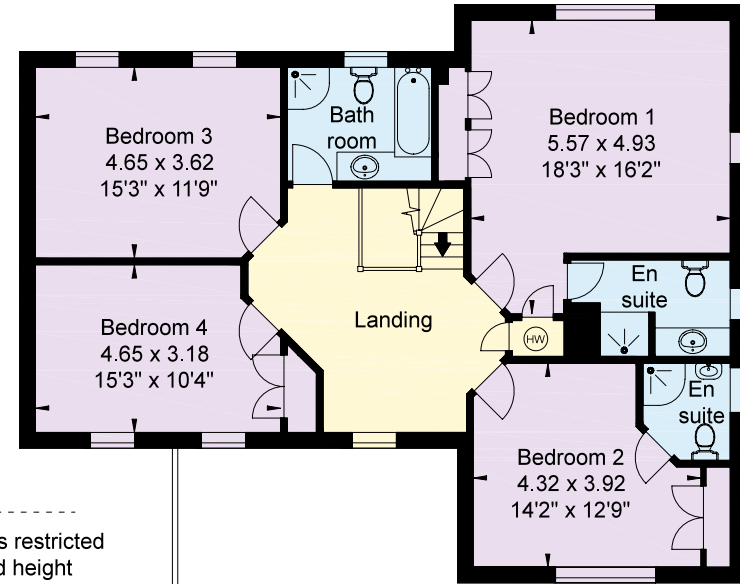
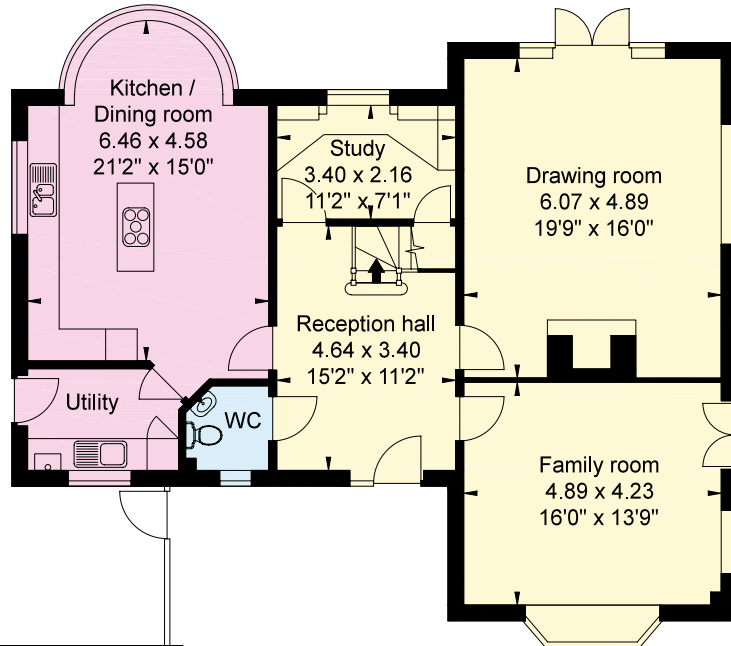
From junction 7 of the M5 head westwards on to A4440, passing straight across three roundabouts. At the fourth roundabout take the first exit signed Rushwick and Upper Wick. Follow this road over the railway bridge and past The Whitehall pub and Village Hall on your right. Westfield House is the last house on the left.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

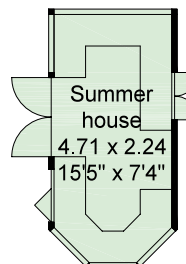
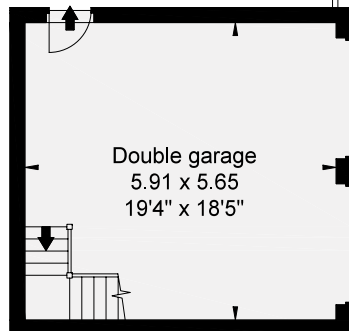


Approximate Gross Internal Floor Area
House: 221 sq m (2,380 sq ft)
Double Garage / Games Room: 59 sq m (637 sq ft)
Summer House: 10 sq m (108 sq ft)
Total: 290 sq m (3,125 sq ft)

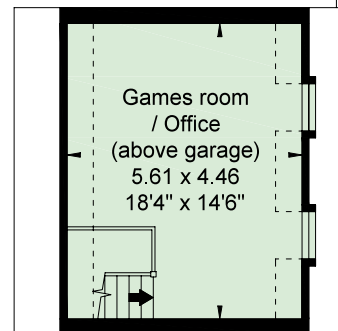
This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



Denotes restricted head height



Not shown in actual location / orientation



| Energy Efficiency Rating | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 89 |
| (81-91) B | |
| (69-80) C | 73 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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