Rushford Grange, Pitchill

Nr. Evesham, WR11 8UH

Jeremy McGinn &Co

Available at
Offers In The Region Of £365,000

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Rushford Grange comprises an exclusive development of fine individual homes, completed 4 years ago, situated within a small and private gated community in a rural position between Alcester & Evesham both of which offer excellent day to day amenities.

4 Rushford Grange is a deceptively spacious and well proportioned Mid-Terrace offering superbly appointed living space built to a high specification. The accommodation briefly comprises; Living Room with Amtico flooring, an Inner Hall/Reception with access to the Guest Cloaks/WC, and a fabulous Dining Kitchen with solid oak worktops, and includes a full range of appliances and a Quooker tap. A staircase rises to the large landing with access to TWO Double Bedrooms, and a luxury Bathroom. The fittings though-out are to a high standard and include oak internal doors and bespoke sash-style windows.

There is a beautiful landscaped private garden to the rear with large porcelain patio, artificial lawn and raised planted borders to either side filled with attractive garden plants along with a variegated Maple tree to rear.
To the front, the property, number 4 looks over the stunning communal ornamental gardens laid out with box hedging, feature olive trees and seating for all to enjoy. An impressive water fountain sits centrally and the whole area is atmospherically lit in the evening. Beyond the formal gardens, lies open countryside providing a dramatic back drop to the gardens. There are two allocated parking spaces, one having a car charging point.
Specification
* Full UPVC Double Glazing * LPG Central Heating (Communal tank with individual meters) * Private Drainage System

Tax Band: D

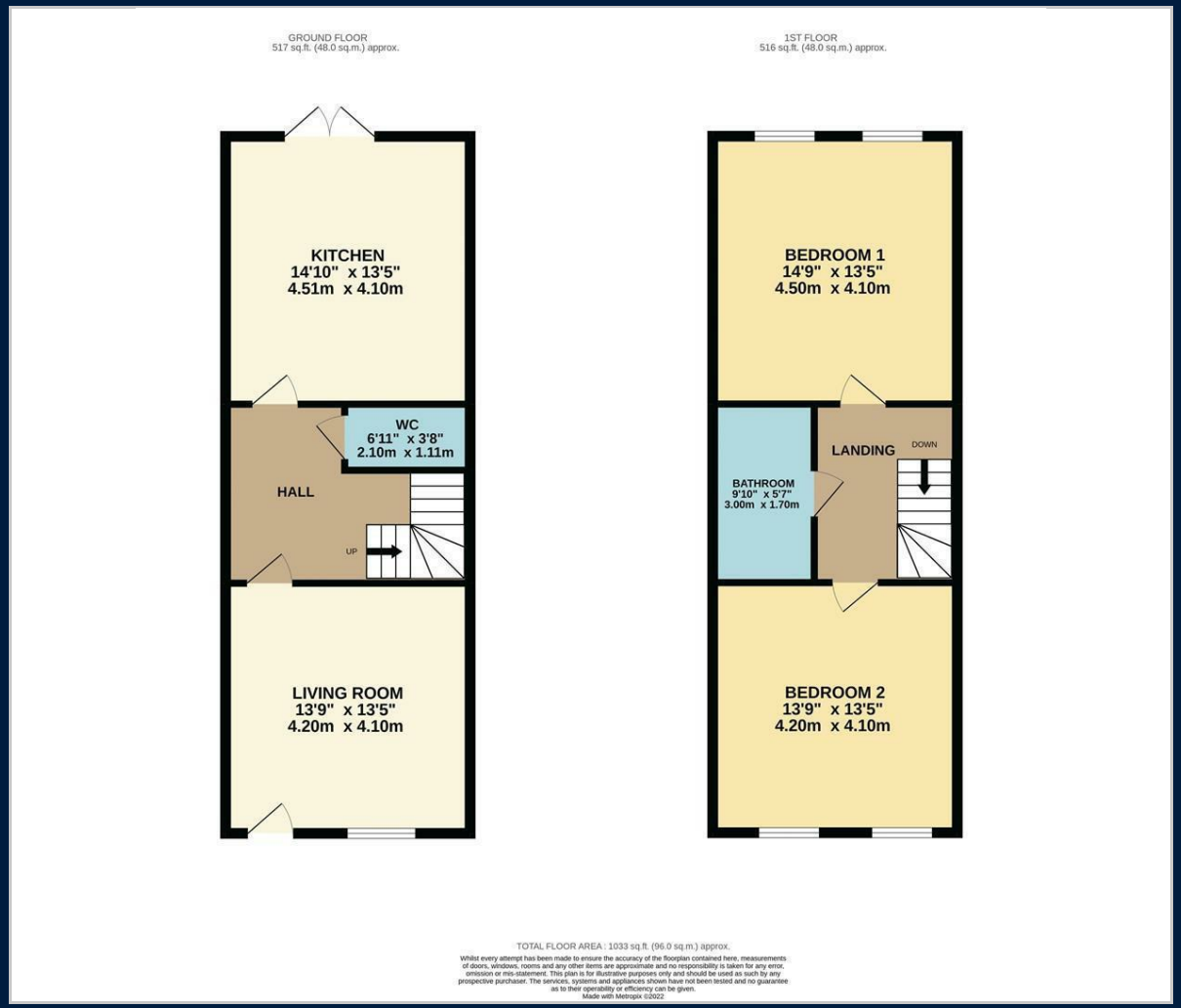
Council: Stratford

Tenure: Freehold

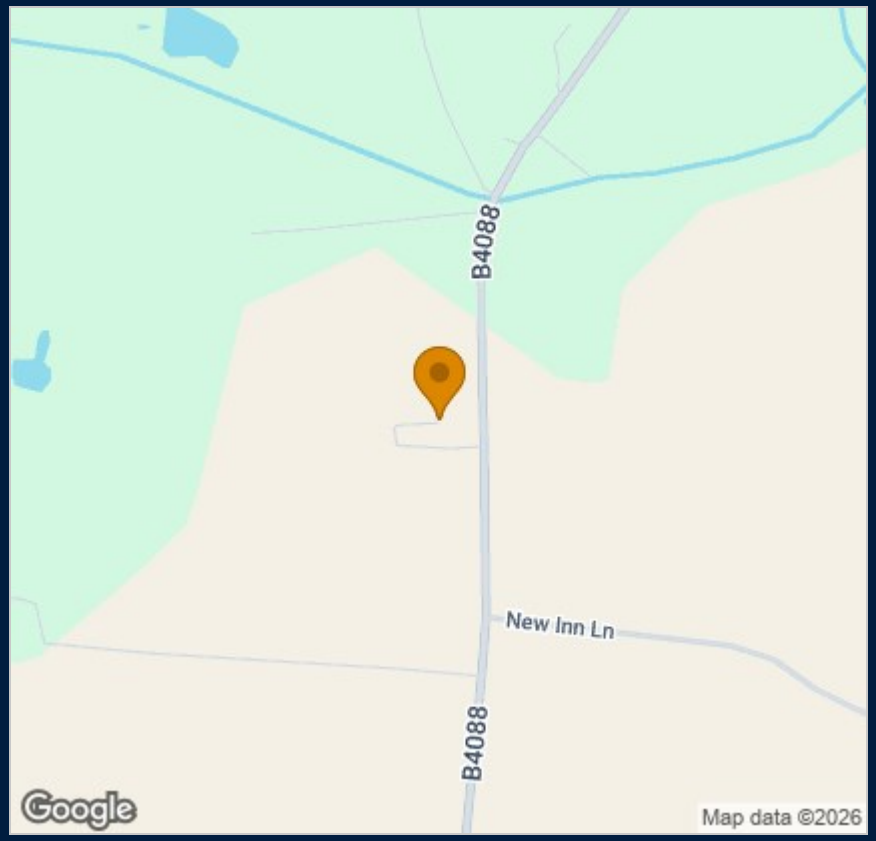
Rushford Grange is situated off the main B4088 which connects the towns of Alcester & Evesham & is accessed from a long tree-lined drive to an impressive Gated access. The small development was completed approx. 2 years ago & comprises of 9 individual properties set around a structured, Communal Courtyard/Garden with a central water fountain & panoramic views beyond over open countryside.

All houses belong to a Management Company that costs £30.00 per month (paid by DD) which covers the electric costs for the upkeep of the Courtyard & Car Park, Electric Gates, the Water Fountain & the Septic Tank. We understand there is a annual cost of approx. £40-£50 per year (max.) for trimming & maintenance of the communal box-hedging.

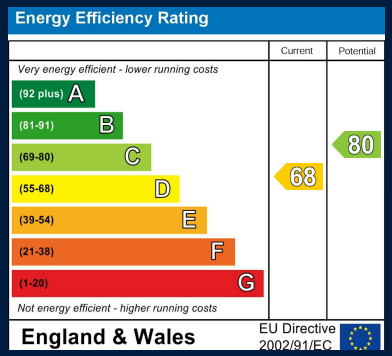
Floor Plan



Map



Energy Performance



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In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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