



French Mill Claphill Lane, Rushwick

Worcester

£750,000



French Mill Claphill Lane

Rushwick, Worcester

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Village Location
- Double Garage
- four bedrooms & two en-suites
- Detached Family Home
- New Boiler
- EV Charging Point
- Solar Panels





French Mill Claphill Lane

Upon entering the property, the inviting hallway leads to the downstairs study room, Lounge, Kitchen/breakfast Room, Dining Room, and Downstairs WC. The lounge is light and spacious, which is perfect for spending time with the family and unwinding. The gas fireplace adds to the comfort of the room, being a main focal point. The Kitchen offers a range of base and eye-level shaker-style units plus plenty of integrated appliances, including fridge freezer, dishwasher, cooker, an induction hob and a second built-in fridge, adding to the convenience of the home. The kitchen also offers space to accommodate a six-seater dining table, perfect for informal dining. Leading on from the kitchen, the utility room offers plenty of storage, plumbing for a washing machine, space for a tumble dryer, and a door to the back garden. The dining space in the home is a great place for family meals or hosting. Finishing off the downstairs, the study space is a versatile room with potential to be a playroom or hobby room with the additional benefits of built-in storage.





Leading up to the first floor, you'll find four bedrooms, two en-suites, and a family bathroom. The main bedroom is a bright and airy room with double aspect windows, a dormer window that creates the perfect dressing area, two built-in wardrobes, and an en-suite fit with a Jack and Jill sinks, a walk-in shower, and a WC. The second bedroom has the added benefit of a separate en-suite for added privacy. Bedroom three offers plenty of built-in storage, and bedroom four is the perfect space for a guest bedroom, office, or walk-in wardrobe.



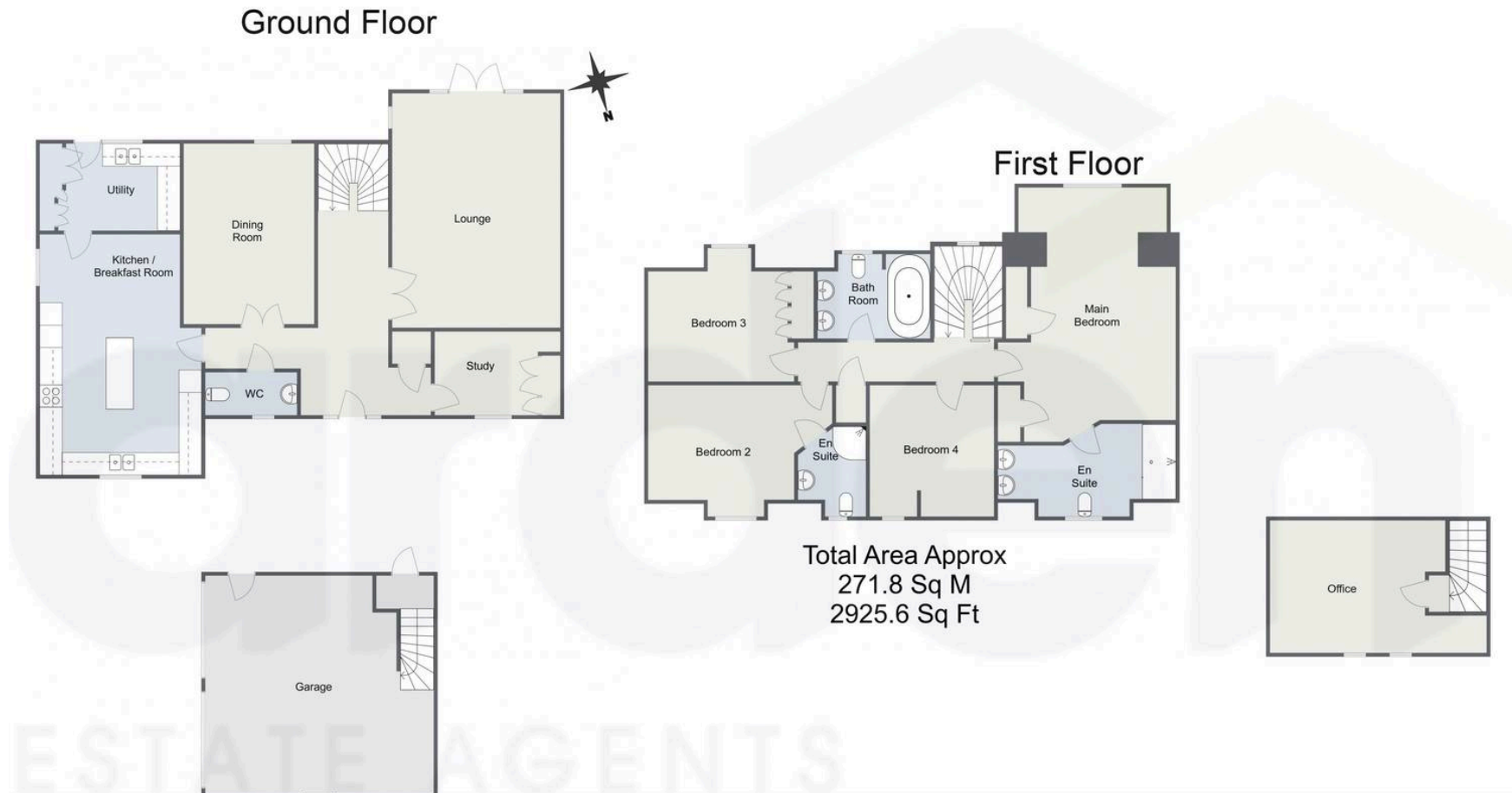


Outside, the enclosed rear garden is mostly laid to lawn with mature trees and features a raised patio area with bordered shrubbery perfect for al-fresco dining and hosting. The double garage to the front of the property offers a perfect storage solution. The upper floor of the garage has been adapted by the current vendor, creating an office space fit with power, lighting, and Velux windows, making it a perfect 'work from home' environment.

Location: 'French Mill' is ideally situated in Rushwick, offering easy access to Worcester City Centre. Rushwick and nearby St. John's provide a diverse selection of shops, businesses, and eateries. Numerous buses and excellent road links make commuting to Worcester, Malvern, Hereford, and Leominster convenient. This location combines the tranquility of village life with the accessibility of city amenities, making it an ideal place to call home.



Claphill Lane, Rushwick



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

Arden Estates

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