



Beam House, Rous Lench

Worcestershire |

Beam House, Rous Lench, Worcestershire,

- Situated in the picturesque village of Rous Lench.
- Beam House is a captivating home which has breathtaking countryside views,
- Generous total of 3,498 sqft
- Contemporary wildlife pool - bespoke design
- Three/Four bedrooms, including a luxurious master suite with an exquisite shower room
- Stunning family room with apex glass lantern light
- Stunning private gardens of approximately half an acre designed by a professional landscaper
- Sitting room, high ceilings with exposed beams and floorboards
- Beautifully crafted kitchen-breakfast room bespoke cabinetry with a kitchen island
- Adjacent breakfast area
- Large garage/outbuilding with annexe potential (subject to planning)
- Separate garage
- Dedicated home office for work and leisure with magnificent views of the garden
- Two separate driveways providing ample parking for multiple vehicles
- Future-Proof Living - Ground floor shower room for easy accessibility
- Thoughtfully designed spaces to adapt to all stages of life
- Solar panels which create an annual income





Situated in the picturesque village of Rous Lench, Beam House is an exceptional thatched residence conveying a perfect blend of character and contemporary living. Not encumbered by Heritage Listings and designed internally by the current owner, with a keen eye for detail, this captivating home effortlessly captures natural light and makes the most of the breathtaking countryside views.

With accommodation of 3,498 sqft this wonderful home has versatile accommodation which will appeal to a diverse range of potential buyers.

The luxurious master bedroom suite has an exquisite en-suite shower room; from the master bedroom, you step down into a sitting room which could be used as a dressing room or a further bedroom if required, all bedrooms are spacious and beautifully decorated.

A unique family room with an apex glass ceiling and double doors opening to the stunning private gardens which have been designed by a professional landscaper. The views over the surrounding countryside are breathtaking.

The sitting room has high ceilings with exposed ceiling beams and exposed floorboards, conveying a calm atmosphere perfect for relaxing.

Kitchen breakfast room has beautifully crafted cabinetry with a large kitchen island. Adjacent breakfast area.

Large outbuilding with annexe potential (subject to planning) Separate garage and dedicated home office for work and leisure., which overlooks the stunning gardens and wildlife pool. - a perfect place to work from. A large garden shed with concrete base which is of the same construction as the garage.;-this substantial building could be used as a separate workshop.

Substantial plot with professional landscaping; private gardens which are perfect for outdoor entertaining and relaxation, they are an absolute joy to walk through.





Paved driveway providing ample parking for multiple vehicles Ground floor shower room for easy accessibility, thoughtfully designed to adapt to all stages of life

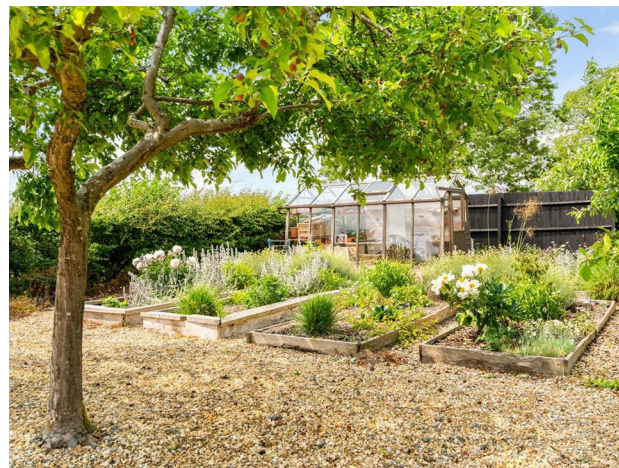
Beam House is one-of-a-kind property that combines character with contemporary living.

The nearby villages of Flyford Flavell and Inkberrow offer a shop, post office, primary schools and public houses. The village of Rous Lench is situated around a village green, it has a fine church and village hall that hosts various public events which are family friendly. There are excellent schools - Flyford Flavell Primary School, Church Lench C of E First School which is outstanding, Inkberrow Primary School - Outstanding, Upton Snodsbury C of E - Outstanding. Kings Worcester, RGS Worcester, Bromsgrove School & Malvern College. Excellent Community Sports Club at Church Lench with tennis/cricket/football facilities (2.3 miles) and the well regarded Vale Golf Club with 18 and 9 hole course is also close by (3 miles) mileages are approximate.

Prior Tax Band G - Mains Water - Mains Electricity - Mains Drainage - Solar Panels - Oil Central Heating

Administrative Deposit:

Prior to issuing the Memorandum of Sale, Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase, this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and remarketing costs of the property. THIS IS REFUNDABLE UPON COMPLETION.





Beam House, Radford Road, Rous Lench, WR11 4UL



Total Approx Area: 325.0 m² ... 3498 ft²
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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