



Rous Lench

The Lenches | Worcestershire



Rous Lench, The Lenches, Worcestershire

* OPEN HOUSE SATURDAY 1ST NOVEMBER 10AM UNTIL 12PM - CALL OUR OFFICE TO MAKE YOUR VIEWING APPOINTMENT *

- * A Breathtaking Ranch-Style Residence in the Heart of The Lenches
- * New-build eco house in a highly desirable village location
- * Stunning Nobilia kitchen - German made
- * Three/Four bedrooms
- * Stylish bathroom and en-suite
- * Exceptional open-plan living
- * Private, enclosed garden
- * Underfloor heating-MVHR
- * Solar panels, battery storage and thermostats
- * Nobilia media wall, utility and master bedroom wardrobes
- * Double garage with EV charger
- * Generous driveway parking
- * Prime country location – Rous Lench, Worcestershire

Arrow House is one of only three exclusive properties crafted by West Mercian Property at this prestigious site — each designed to stand apart in quality, sustainability, and style.

Designed with meticulous attention to detail, this eco-friendly house has a wide range of sustainable features, ensuring a greener and more energy-efficient living experience.

The property is equipped with a state-of-the-art Panasonic air source heat pump, providing 100% heating and hot water. Additionally, underfloor heating, solar panels, and thermostats in each zone further enhance the eco-friendly credentials of this remarkable home.

A Home of Distinction

Welcome to Arrow House – an extraordinary new-build residence nestled in the picturesque village of Rous Lench, one of the most sought-after settings in The Lenches. Designed and built by West Mercian Property, a bespoke developer celebrated for creating high-end, eco-conscious homes in the most glorious countryside locations, Arrow House represents the pinnacle of refined rural living.

Effortless Elegance & Modern Comfort

This stunning ranch-style home offers spacious and versatile accommodation all arranged on one level – the perfect blend of luxury and practicality.





The open-plan kitchen, dining, and sitting area is the true heart of the home, where a wall of glass doors floods the space with natural light and open directly onto the private rear garden. The result is a seamless connection between indoor and outdoor living — ideal for entertaining or quiet relaxation.

A Kitchen to Fall in Love With - The kitchen is a masterclass in contemporary design, — sleek, sophisticated, German engineered and individually designed (Nobilis) that will inspire any chef of the family.

Fully equipped with built-in, cutting-edge appliances including a separate fridge and freezer, dishwasher, oven, and Bora hob, it has been beautifully crafted to meet the demands of modern family life.

From the clean lines of the cabinetry to the premium finishes throughout, every detail has been considered to perfection.

Beautifully Appointed Bedrooms & Bathrooms

Arrow House boasts four spacious double bedrooms that offer flexible living, each designed with comfort and style in mind. The principal suite features a luxurious en-suite bathroom, while additional bedrooms enjoy access to an elegant, contemporary bathroom finished to the highest specification.

Luxury in Every Detail

- Underfloor heating throughout for year-round comfort
- Vaulted ceilings enhancing space and light
- Expansive glass doors opening to landscaped gardens
- Private, enclosed garden mainly laid to lawn and bordered by mature trees

Exceptional Garaging & Parking

An extensive double garage provides both practicality and luxury, featuring:

- Electric up-and-over door
- EV charging point
- Ample storage space above

A large, driveway, part gravel and part paved, offers generous parking for multiple vehicles, perfect for family and guests alike.





Location – Rural Charm Meets Connectivity - Set in the tranquil village of Rous Lench, this enviable location combines the peace of the countryside with excellent accessibility. Both Worcester and Evesham are within easy reach, and Junction 7 of the M5 is just a 15-minute drive, ensuring effortless travel connections.

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.

Mains Water - Mains Electricity - Mains Drainage
Panasonic Air Source Heat Pump - Underfloor Heating throughout
Solar Panels with Battery Storage - Mechanical Ventilation Heat Recovery System - Large Rainwater Harvesting Tank

Administrative Deposit:
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. 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 re-marketing costs of the property. THIS IS REFUNDABLE UPON COMPLETION





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



Total Approx Area: 210.0 m² ... 2260 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	100+	100+	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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