



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Rushford Garage  
Rushford, Evesham, WR11 8SL



## The Property

Set within the charming surroundings of Rushford, Rushford Garage is a truly one-of-a-kind residence, steeped in history and reimagined for modern living. Originally a traditional farmhouse, later transformed into a working car garage in 1910, and now thoughtfully converted into a striking family home, this property effortlessly blends heritage with contemporary style.

From the moment you arrive, the distinctive façade offers intriguing glimpses into its past, while inside, an eclectic, semi-industrial aesthetic creates a home that is both stylish and full of character. Complementing its unique design, the property also benefits from a bank of PV panels, enhancing energy efficiency and sustainability.

Step into the dramatic double-height entrance hall, where an immediate sense of space and design sets the tone. The ground floor flows beautifully, offering: A convenient WC, cosy snug wing complete with an inviting open fire, a practical home office, ideal for modern lifestyles, and a spectacular open-plan kitchen, dining, and living area

The kitchen is particularly impressive, featuring sleek quartz work surfaces, ample storage, and a full suite of integrated appliances—perfectly designed for both everyday living and entertaining.

A versatile playroom extends from the main living space, connecting seamlessly to an oversized garage currently transformed into an exciting multi-sports room. Complete with a climbing wall and spiral staircase leading to a stylish first-floor gym, this space offers endless possibilities—whether for fitness, hobbies, or further living accommodation.

Upstairs, a central landing leads to four generously sized double bedrooms and a luxurious family bathroom. Two of the bedrooms benefit from beautifully appointed en-suite shower/bathrooms and built-in wardrobes, providing comfort and convenience for family and guests alike.







Outside, the property continues to impress. The landscaped rear garden is mainly laid to lawn, complemented by a generous terraced patio—an ideal setting for outdoor dining and entertaining. To the front, a gated driveway provides ample off-road parking and access to an additional detached garage and workshop.

Rushford Garage is not just a home—it's a statement. A rare opportunity to own a property that seamlessly combines history, individuality, and contemporary family living in an exceptional setting.

### The Location

The old riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham - the fruit and vegetable basket of England. From the tranquil banks of the river Avon to the undulating hills and peaceful wooded slopes of the Cotswolds, the Vale offers some of the prettiest countryside in the United Kingdom. The region well known for its fruit and vegetable growing (especially asparagus) since medieval times, can be enjoyed seasonally throughout the year.

A major attraction is the River Avon, with very popular recreational areas offering something for everyone from fishing to walking to boating. Abbey Park with its Victorian bandstand offers you music on Sunday afternoons from June to September, where you can sit back and soak in the tranquil atmosphere of a lazy sunny afternoon.





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## GENERAL INFORMATION



Total area: approx. 293.2 sq. metres (3155.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Water, electric and drainage are understood to be connected to the property. Heating by air source heat pump.

Local Authority: Stratford, Council Tax Band G

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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