

THREE LUXURY FAMILY HOMES IN THE WORCESTERSHIRE VILLAGE OF CUTNALL GREEN



DISCOVER CUTNALL GREEN

A thriving village community set within beautiful countryside, Cutnall Green lies just four miles north-west of Droitwich Spa. Ideally situated for the major transport networks, with the M5/ M42 junctions close by and Birmingham airport a thirty-minute drive, it is a popular choice for commuters. With the recent opening of Worcestershire Parkway station, Cutnall Green is now easily accessible from both London and Manchester using high speed rail.

At the heart of the village a warm welcome awaits from Lord Morton who owns and runs the Post Office, shop and Tea Room, serving a delicious range of breakfasts, lunches and afternoon teas. Within walking distance of Talbot Rise is the award-winning gastropub The Chequers, and Entouraj destination Indian restaurant.

Cutnall Green is part of the Four Square group of parishes comprising Elmley Lovett, Hampton Lovett, Rushock and Elmbridge, each of which has a church and active communities. There is a central modern purpose-built village hall which hosts a range of activities and groups, alongside the tennis club and cricket club on the same site. Immediately opposite Talbot Rise is Broadfield Fisheries providing a wildlife haven, perfect for anglers.

Education is well catered with Cutnall Green C of E Primary School having been recognised by Ofsted for high standards and enrichment activities. For independent schools there are many choices from RGS Worcester, Kings Worcester, Bromsgrove School and Winterfold House, all within a fifteen-minute drive.















SPECIFICATIONS

Kitchens

- High specification kitchen units supplied by Elgar kitchens
- Chrome cupboard handles
- Granite worktops with matching upstands
- Granite splashback
- NEFF appliances
- Built in double oven
- Hide and slide drawer to oven
- 5 ring burner gas hob
- Stainless steel extractor hood with light
- Integrated fridge freezer
- Integrated dishwasher
- Integrated Caple wine chiller
- Pull out larder store
- Stainless steel sink
- Instant boiling hot water tap
- Feature Island lighting

Utility

- Freestanding washing machine
- Freestanding tumble dryer
- Sink with tap

Cloaks

High spec sanitary ware (WC and pedestal basin)

Living room

- Luxury grey carpet
- Advanced flue gas fire with surround

Heating & Hot Water

- Worcester Bosch 40KW combination boiler
- Mains underfloor heating to ground floor
- Conventional panel radiators to first floor
- Full ownership PV solar panels

Bathrooms

- Roca sanitary ware
- Separate shower & bath
- Digital shower to en-suite
- Dual shower head to shower cubicle
- White matte heated towel rail
- Tiled splashback and anti-mist mirror with light
- Under counter lighting

Windows

- Charcoal grey framed UPVC windows
- Remote control Velux windows

Doors

- Grey composite entrance door with chrome handle
- Internal Veneered oak style panel doors
- Aluminium Bi-fold doors to patio

External

- Light grey block paved driveway and parking
- Electric garage door
- Grey Up & down lighters
- Boundary feature planting to Front

Garden

- Anti-slip patio area
- Lawn garden with planted detail
- Established fruit trees
- Post, rail & wire fencing to view point of the Malvern Hills
- 6ft Plot divide wooden fence panelling
- Outside tap
- External power point

*This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with Nicol & Co at point of purchase. We reserve the right to change or substitute alternative items of the same quality. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions.

General

- Egyptian cotton painted walls
- Egg shell white satin wood skirting boards
- Herringbone style flooring to kitchen/dining Room, family room, hallway, & cloakrooms
- Carpeted throughout living room, landing & bedrooms
- White spotlights throughout kitchen / family room / living room / bathrooms
- Feature lighting to entrance hall
- Under counter lighting to kitchen
- Pendant lighting throughout bedrooms
- Oak/ glass feature staircase
- Ready to fit TV points to living, kitchen, & all bedrooms
- Ready to fit broadband connection point
- Bluetooth connection point to kitchen and bathroom
- Mains smoke & heat alarms throughout
- Electric vehicle charging point provision
- Outside up & down lighting to front & rear doors
- 10 year structural warranty
- Mains sewerage
- Soak away drainage for storm water to on site sustainable drainage system
- Seamless aluminium guttering

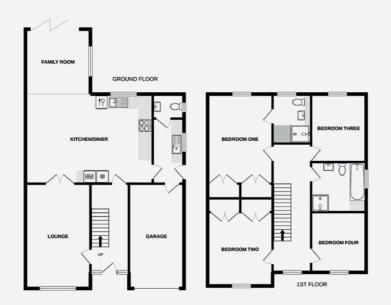


Talbot Rise is a unique collection of luxury detached family homes, combining a modern, beautiful design with idyllic countryside surroundings.

Each home is individually finished to the high calibre specification and fantastic build quality Fletcher Homes are reputable for. The layout has been carefully designed for practical living, with the open plan kitchen and living areas, a perfect space for entertaining. The bespoke Elgar kitchen is spacious and includes integrated NEFF appliances, a Caple wine chiller and Bluetooth speaker connection points.

There are functional features such as integral garage, electric car charging points and fully fitted utility room. Each house has a spacious south facing rear garden with far reaching views of open fields and the Malvern hills.











ROOM MEASUREMENTS

 Living Room
 3.4m x 5.6m
 Bedroom 1
 3.4m x 4.7m

 Kitchen / Diner
 6.7m x 4.7m
 Bedroom 2
 3.4m x 3.9m

 Family Room
 3.4m x 3.4m
 Bedroom 3
 3.0m x 3.6m

 Garage
 2.9m x 5.5m
 Bedroom 4
 3.0m x 3.4m



Fletcher Homes are an experienced Worcestershire builder, known for thoughtfully designed, luxury homes in popular rural locations. Fletcher Homes are recognised for their high quality finish and outstanding attention to detail. All homes are sold with a 10 year structural warranty.





Nicol&Co

01905 930404 newhomes@nicolandco.co.uk nicolandco.co.uk

