The Green

Rushwick

LIONCOURT
HOMES

Welcome to The Green

Rushwick, Worcester

The Green is located in the village of Rushwick, just to the west of the vibrant city of Worcester and close to the beautiful town of Malvern. This delightful enclave of two, three, four and five bedroom homes includes large areas of natural grassland and several ponds providing an idyllic environment. There are ten different desirable designs to choose from with a mix of brick and rendered finishes.

Your new home at The Green is covered by a NHBC 10-year warranty, assuring you complete peace of mind. We pride ourselves on our commitment to quality of workmanship, quality of service and customer satisfaction and are consistently and independently recognised as a 5-star home builder by the House Builder's Federation.









Education

With the nearest local pre-school and primary school just over half a mile away, The Green is perfectly placed for families with young children. Worcester offers an excellent choice of schools, including The King's School Worcester and The Royal Grammar School. The City is also home to the University of Worcester.

Shopping

With the nearest convenience store is just a couple of minutes away, whilst the nearest supermarket, a Sainsbury's is just two miles away. Worcester offers a good choice of independent boutiques and high street names with a pedestrianised High Street. The Crowngate Shopping Centre offers over sixty stores with a large on site car park.

Leisure Facilities

With the River Severn flowing through its centre, a splendid medieval Cathedral and a wealth of Tudor buildings, Worcester is a charming City that offers an excellent choice of restaurants, cafés and pubs. Famous for the Worcestershire County Cricket Ground and the Cathedral, the City is also home to Worcester Racecourse, the home of summer jump racing. There are a number of museums, two thriving theatres and three sports centres.

Around and About

Sir Edward Elgar's birthplace The Firs is just a few minutes away. This small family home, which is set in the midst of a delightful cottage garden and with sight of the Malvern Hills is run by the National Trust. Equally nearby is Boughton Park, the setting for Worcester Golf & Country Club. The nearby Malvern Hills are an area of outstanding natural beauty that includes not only its dramatic ridgeline with spectacular views but also ancient woodlands, traditional orchards, parks, pastures and commons.

The Green
LOCAL AMENITIES

By foot

Bus Stop	Village Hall	Primary School	Park	Farm Shop
4 minutes	5 minutes	10 minutes	12 minutes	13 minutes

By car

Primary School	Shop	Supermarket	Railway Station	M5
0.6 miles	1.2 mile	2.0 miles	3.0 miles	5.6 miles

By rail

Malvern	Cheltenham	Birmingham	Oxford	London Euston
12 minutes	29 minutes	45 minutes	68 minutes	150 minutes

Times are approximate and sourced from National Rail and Google Maps.















Worcester and surrounding area photography







Interior images from previous developments

Lioncourt Homes

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.

THE GREEN
DEVELOPMENT LAYOUT



The Elm	2 bedroom home	**The Juniper**	3 bedroom home	**The Rosewood**	5 bedroom home	**V**	Visitor Parking Space
The Elder	2 bedroom home	**The Larch**	3/4 bedroom home	**The Hemlock**	5 bedroom home	**BCP**	Bin Collection Point
The Poplar	2 bedroom home	**The Oak**	4 bedroom home	**Affordable Housing**			
The Ash	3 bedroom home	**The Cypress**	4 bedroom home				

Please note: The site plan is for orientation purposes only and all surfaces, landscaping and layouts should be checked with the Sales Executive at the time of reservation. Parking arrangements and boundaries to be checked by purchaser prior to reservation

The Elm

2 BEDROOM HOME



The Elm
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Dual aspect living room
- Downstairs cloakroom
- Useful store cupboard
- Master bedroom with en-suite shower room
- Second double bedroom
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   4.43m x 3.03m (14'7" x 9'11")
2. Kitchen/Dining
   4.44m x 3.34m (14'7" x 10'11")
3. WC
   1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

4. Bedroom 1
   3.15m x 3.34m (10'4" x 11'0")
5. En-Suite
   1.20m x 2.20m (3'11" x 7'2")
6. Bedroom 2
   4.44m x 3.03m (14'7" x 9'11")
7. Bathroom
   1.90m x 2.21m (6'3" x 7'3")

▲ *All dimensions are maximum and may vary from plot to plot.*

Gross internal floor area 854 sq ft

Please note:
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The Elder

2 BEDROOM HOME



The Elder
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Utility room off the kitchen
- Front facing living room with under stairs store
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   5.03m x 3.35m (16'6" x 11'0")
2. Kitchen/Dining
   3.65m x 3.30m (12'0" x 10'10")
3. Utility Room
   2.00m x 1.05m (6'6" x 3'5")
4. WC
   1.50m x 1.05m (4'11" x 3'5")

FIRST FLOOR

5. Bedroom 1
   3.41m x 3.15m (11'3" x 10'4")
6. En-Suite
   2.48m x 1.20m (8'2" x 3'11")
7. Bedroom 2
   3.17m x 4.44m (10'5" x 14'7")
8. Bathroom
   2.00m x 1.90m (6'7" x 6'3")

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The Poplar

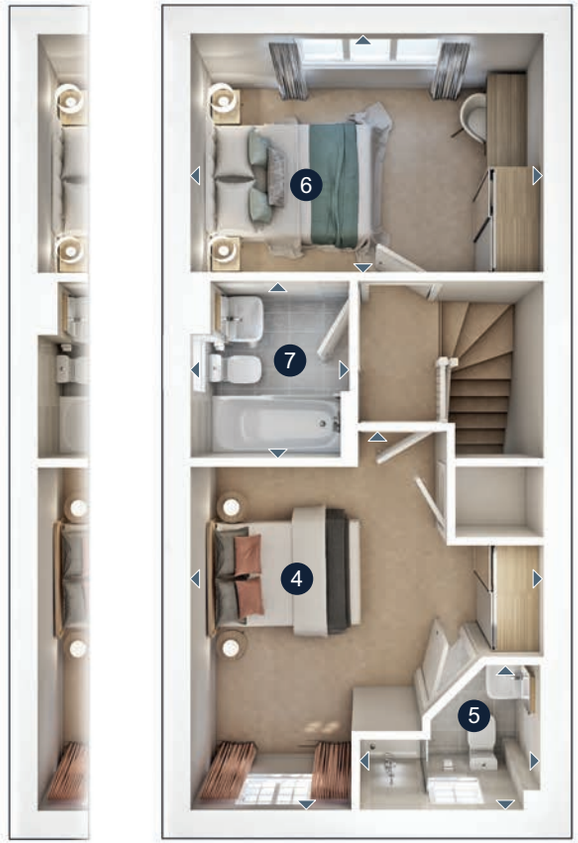
2 BEDROOM HOME



The Poplar
FLOOR PLAN



* Plots 15, 117 & 118 only



* Plots 15, 117 & 118 only

Ground Floor

- Open plan kitchen/living/dining room with glazed doors to the garden
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Second double bedroom
- Well equipped family bathroom

First Floor

GROUND FLOOR

1. Living/Dining Room
   4.72m x 3.99m (15'6" x 13'1")
2. Kitchen
   3.95m x 2.94m (13'0" x 9'8")
3. WC
   1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

4. Bedroom 1
   3.88m x 3.99m (12'9" x 13'1")
5. En-Suite
   1.64m x 2.04m (5'5" x 6'8")
6. Bedroom 2
   2.69m x 3.99m (8'10" x 13'1")
7. Bathroom
   2.00m x 1.80m (6'7" x 5'11")

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Gross internal floor area 769 sq ft

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The Ash

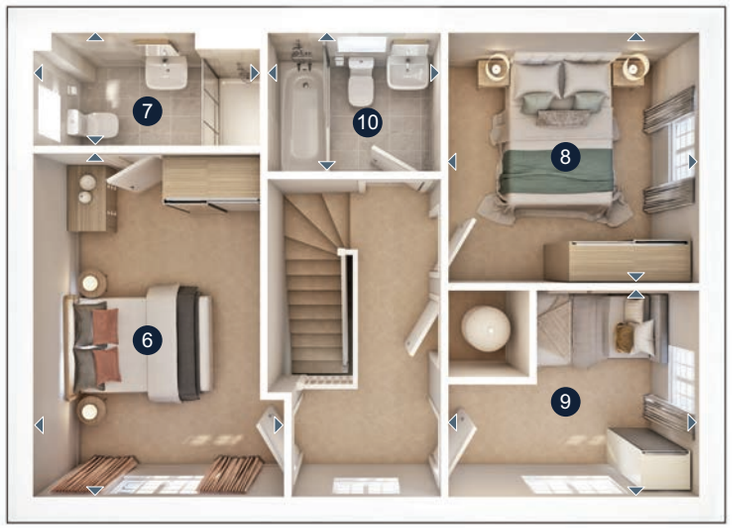
3 BEDROOM HOME



The Ash
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Dual aspect living room
- Utility room with door to the outside
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   5.74m x 3.04m (18'10" x 10'0")
2. Kitchen
   3.05m x 2.80m (10'0" x 9'2")
3. Dining Room
   2.69m x 2.80m (8'10" x 9'2")
4. Utility Room
   1.72m x 2.14m (5'8" x 7'0")
5. WC
   1.80m x 1.03m (5'11" x 3'5")

FIRST FLOOR

6. Bedroom 1
   4.25m x 2.80m (14'0" x 9'2")
7. En-Suite
   1.40m x 2.80m (4'7" x 9'2")
8. Bedroom 2
   3.10m x 3.09m (10'2" x 10'2")
9. Bedroom 3
   2.55m x 3.09m (8'5" x 10'2")
10. Bathroom
    1.72m x 2.14m (5'8" x 7'0")

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Gross internal floor area 1032 sq ft

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The Juniper

3 BEDROOM HOME



The Juniper
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/family/dining room with glazed doors to the garden
- Front facing living room
- Useful under stairs store
- Downstairs cloakroom
- Master bedroom with dressing room and en-suite bathroom
- Family bathroom with bath and shower

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GROUND FLOOR

1. Living Room
   5.27m x 3.04m (17'4" x 10'0")
2. Kitchen
   3.70m x 3.35m (12'2" x 11'0")
3. Family/Dining
   3.10m x 4.87m (10'2" x 16'0")
4. WC
   1.75m x 0.95m (5'9" x 3'1")
5. Garage
   5.69m x 2.64m (18'8" x 8'8")

FIRST FLOOR

6. Bedroom 1
   3.02m x 4.53m (9'11" x 14'11")
7. Dressing Room
   2.71m x 2.85m (8'11" x 9'4")
8. En-Suite
   3.19m x 2.79m (10'6" x 9'2")
9. Bedroom 2
   3.30m x 3.59m (10'10" x 11'9")
10. Bedroom 3
    3.52m x 3.04m (11'7" x 10'0")
11. Bathroom
    2.10m x 3.04m (6'10" x 9'11")

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Gross internal floor area 1396 sq ft

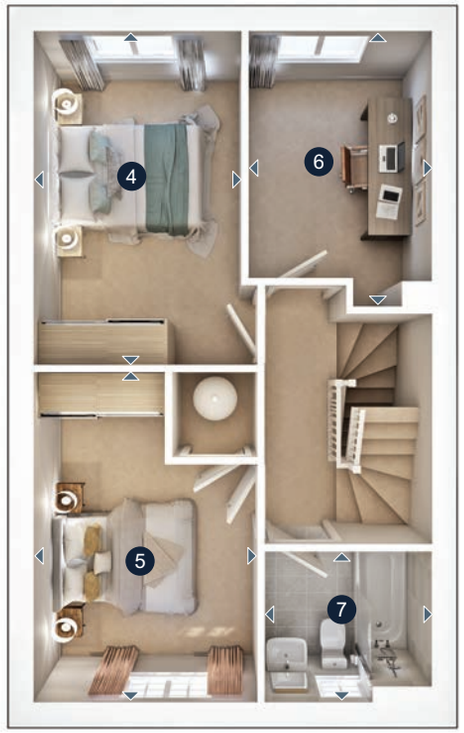
The Larch
3 BEDROOM HOME



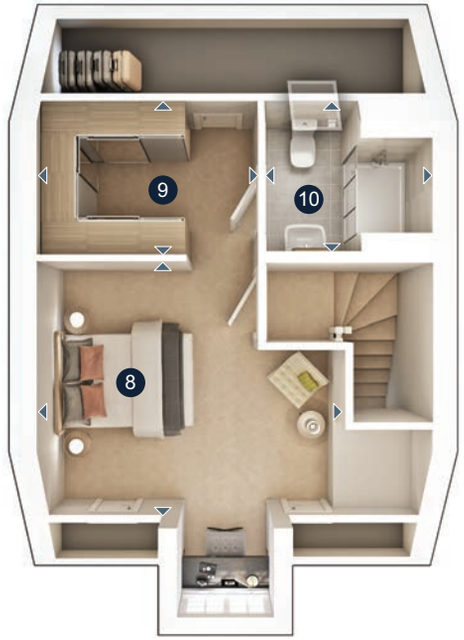
The Larch
FLOOR PLAN



Ground Floor



First Floor



Second Floor

- Open plan kitchen/dining room with glazed doors to the garden
- Front facing living room with bay window
- Downstairs cloakroom
- Useful store cupboard
- Top floor master suite with dressing room and en-suite shower room
- Well equipped family bathroom

GROUND FLOOR

1. Living Room
   4.70m x 3.91m (15'5" x 12'10")
2. Kitchen/Dining
   3.05m x 5.00m (10'0" x 16'5")
3. WC
   1.05m x 1.70m (3'5" x 5'7")

FIRST FLOOR

4. Bedroom 2
   4.19m x 2.61m (13'9" x 8'7")
5. Bedroom 3
   4.15m x 2.81m (13'8" x 9'3")
6. Study/Bedroom 4
   3.46m x 2.30m (11'4" x 7'7")
7. Bathroom
   1.90m x 2.10m (6'3" x 6'11")

SECOND FLOOR

8. Bedroom 1
   3.25m x 3.88m (10'8" x 12'9")
9. Dressing Room
   2.00m x 2.78m (6'7" x 9'2")
10. En-Suite
    1.86m x 2.10m (6'1" x 6'11")

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Gross internal floor area 1241 sq ft

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The Oak

4 BEDROOM HOME



The Oak
FLOOR PLAN





* Plots 3, 62, 63 & 68 only

Ground Floor

- Open plan kitchen/dining/family room with glazed doors to the garden
- Living room with double doors to the dining/family room
- Study/home office
- Utility room with door to the outside
- Downstairs cloakroom
- Useful store off the hallway
- Master bedroom with dressing room and en-suite shower room
- En-suite to second bedroom
- Family bathroom with bath and shower

First Floor

GROUND FLOOR

1. Living Room
   5.94m x 3.61m (19'6" x 11'10")
2. Kitchen
   3.70m x 3.11m (12'2" x 10'3")
3. Dining/Family Room
   3.70m x 5.55m (12'2" x 18'3")
4. Study
   3.00m x 2.70m (9'10" x 8'10")
5. Utility Room
   1.95m x 2.00m (6'5" x 6'7")
6. WC
   1.70m x 0.95m (5'7" x 3'1")

FIRST FLOOR

7. Bedroom 1
   3.33m x 3.66m (10'11" x 12'0")
8. Dressing Room
   2.10m x 2.37m (6'11" x 7'10")
9. En-Suite 1
   1.40m x 2.25m (4'7" x 7'5")
10. Bedroom 2
    3.78m x 3.44m (12'5" x 11'4")
11. En-Suite 2
    1.43m x 2.35m (4'9" x 7'9")
12. Bedroom 3
    3.41m x 3.77m (11'3" x 12'5")
13. Bedroom 4
    4.17m x 2.94m (13'8" x 9'8")
14. Bathroom
    3.78m x 2.09m (12'5" x 6'10")

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Gross internal floor area 1751 sq ft

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The Cypress

4 BEDROOM HOME



The Cypress
FLOOR PLAN



* Plot 116 only

Ground Floor



* Plot 116 only

First Floor

- Open plan kitchen/dining/family room with glazed doors to the garden
- Living room with glazed doors to the garden
- Study/home office
- Cloakroom off the utility room
- Useful under stairs store
- Master bedroom with en-suite shower room
- Family bathroom with bath and shower

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GROUND FLOOR

1. Living Room
   4.91m x 4.32m (16'2" x 14'2")
2. Kitchen
   3.03m x 4.20m (9'11" x 13'9")
3. Dining/Family
   6.09m x 3.04m (20'0" x 10'0")
4. Study
   2.16m x 3.04m (7'1" x 10'0")
5. Utility Room
   1.80m x 1.75m (5'11" x 5'9")
6. WC
   1.80m x 1.20m (5'11" x 3'11")

FIRST FLOOR

7. Bedroom 1
   5.47m x 3.04m (18'0" x 10'0")
8. En-Suite
   1.50m x 2.40m (4'11" x 7'10")
9. Bedroom 2
   5.03m x 3.04m (16'6" x 10'0")
10. Bedroom 3
    3.99m x 3.04m (13'1" x 10'0")
11. Bedroom 4
    3.54m x 3.33m (11'8" x 10'11")
12. Bathroom
    2.89m x 2.10m (9'6" x 6'11")

▲ *All dimensions are maximum and may vary from plot to plot.*

Gross internal floor area 1673 sq ft

The Rosewood

5 BEDROOM HOME



The Rosewood
FLOOR PLAN



Ground Floor

First Floor

- Open plan kitchen/family room with bi-fold doors to the garden
- Separate dining room with walk in bay window
- Utility room with door to the outside
- Living room with walk in bay and double doors to the hall and family room
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- En-suite to second bedroom
- Family bathroom with bath and shower

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GROUND FLOOR

1. Living Room
   6.74m x 3.52m (22'2" x 11'7")
2. Kitchen
   4.59m x 4.67m (15'1" x 15'4")
3. Dining Room
   3.20m x 3.52m (10'6" x 11'7")
4. Family/Breakfast
   2.90m x 5.00m (9'6" x 16'5")
5. Utility Room
   1.76m x 3.52m (5'9" x 11'7")
6. WC
   1.64m x 1.18m (5'5" x 3'11")

FIRST FLOOR

7. Bedroom 1
   4.40m x 3.90m (14'5" x 12'10")
8. En-Suite 1
   1.70m x 2.72m (5'7" x 8'11")
9. Bedroom 2
   3.43m x 4.86m (11'3" x 16'0")
10. En-Suite 2
    1.40m x 2.20m (4'7" x 7'3")
11. Bedroom 3
    4.08m x 3.58 (14'4" x 11'8")
12. Bedroom 4
    3.50m x 3.19m (11'6" x 10'5")
13. Bedroom 5
    3.25m x 2.40m (10'8" x 7'11")
14. Bathroom
    3.10m x 1.90m (10'2" x 6'3")

▲ *All dimensions are maximum and may vary from plot to plot.*

Gross internal floor area 2084 sq ft

The Hemlock

5 BEDROOM HOME



The Hemlock
FLOOR PLAN



Ground Floor



First Floor

- Open plan kitchen/dining/family room with bi-fold doors to the garden
- Living room with walk in bay and double doors to the hall
- Utility room with door to the outside
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with dressing room and en-suite shower room
- En-suite to second bedroom
- Family bathroom with bath and shower

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GROUND FLOOR

1. Living Room
   5.45m x 3.83m (17'11" x 12'7")
2. Kitchen
   3.68m x 3.95m (12'1" x 13'0")
3. Dining Room
   3.68m x 3.47m (12'1" x 11'5")
4. Family Room
   4.42m x 3.83m (14'6" x 12'7")
5. Utility Room
   1.80m x 3.10m (5'11" x 10'2")
6. WC
   1.80m x 0.95m (5'11" x 3'1")
7. Garage
   5.97m x 4.89m (19'7" x 16'1")

FIRST FLOOR

8. Bedroom 1
   4.01m x 4.84m (13'2" x 15'11")
9. En-Suite 1
   2.40m x 3.21m (7'11" x 10'7")
10. Dressing room
    3.20m x 1.80m (10'6" x 5'11")
11. Bedroom 2
    5.32m x 5.10m (17'6" x 16'9")
12. En-Suite 2
    3.10m x 1.50m (10'2" x 4'11")
13. Bedroom 3
    4.10m x 3.83m (13'6" x 12'7")
14. Bedroom 4
    3.62m x 3.83m (11'11" x 12'7")
15. Bedroom 5
    3.10m x 2.39m (10'2" x 7'10")
16. Bathroom
    2.10m x 3.83m (6'11" x 12'7")

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Gross internal floor area 2276 sq ft

Where everyone feels at home

LIONCOURT
HOMES

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