

# 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



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



Worcester and surrounding area photography

## SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges and drawers
Worktop upstand with stainless steel splashback behind hob
Hotpoint stainless steel double oven (single oven to 2 bedroom homes)
Hotpoint 60cm ceramic hob
Hotpoint 60cm chimney extractor hood
Hotpoint integrated fridge/freezer
Hotpoint integrated washer/dryer (where house has no utility)
Hotpoint integrated dishwasher
Franke Antea stainless steel 1.5 bowl sink with Zeno Plus chrome mixer tap
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Franke Antea single bowl sink with Zeno Plus chrome mixer tap
BATHROOM
White sanitary ware and chrome taps
Tiled splashback to basin, half height tiling to bath
Shaver socket
EN-SUITE (where applicable)
White sanitary ware and chrome taps
Mira Minimal EV thermostatic shower, Mira Flight shower tray with Mira Elevate silver enclosure
Tiled splashback to basin with full height tiling to shower
Shaver socket
CLOAKROOM
White sanitary ware and chrome taps
Tiled splashback to basin

ELECTRICAL
White electrical switches and sockets with 1 Double USB socket in kitchen above worktop
BT & TV Sockets to lounge
Low energy lighting
Mains doorbell
Vehicle charging point
HEATING
Air source heat pump
Myson radiators with thermostatic control
WINDOWS & DOORS
White PVCu double glazed windows/french doors (where specified)
Black composite front door with through door viewer and door chain
Black pre-finished steel up and over garage door (where applicable)
White painted 5 vertical panel internal doors with chrome furniture
White painted softwood staircase
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi-point locking system to front/rear doors
Smoke & carbon monoxide detectors to Building Regulation requirements
External PIR lighting to front and rear elevations
EXTERNAL
Outside cold water tap to rear of property
Black PVCu gutters and downpipes
Front garden graded and turfed/planted, with turf to rear
1.8m close boarded fencing to rear (where applicable)
Grey Riven Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout

The Ash, Elder, Elm, Poplar

## SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges and drawers
Worktop upstand with glass splashback
Bosch stainless steel single oven and integrated microwave and ceramic hob
Bosch 90cm chimney extractor hood
Hotpoint integrated fridge/freezer
Hotpoint integrated washer/dryer (where house has no utility)
Hotpoint integrated dishwasher
Franke Spark stainless steel 1.5 bowl sink with Athena chrome mixer tap
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstand
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Franke Antea single bowl sink with Zeno Plus chrome mixer tap
BATHROOM
White sanitary ware and chrome taps
White towel rail
Half height wall tiling to all walls
Mira EV thermostatic shower and full height tiling (where shower cubicle present)
Shaver socket
EN-SUITE
White sanitary ware and chrome taps
Mira Minimal ERD thermostatic shower, Mira Flight shower tray, Mira elevate silver enclosure
Half height wall tiling to all walls with full height tiling to shower
Shaver socket
CLOAKROOM
White sanitary ware with vanity unit and chrome taps
Tiled splashback to basin

The Cypress, Hemlock, Juniper, Larch, Oak, Rosewood

ELECTRICAL
Brushed chrome switches & sockets to kitchen dining area, with white to the rest of the house
1 Double USB socket in kitchen above worktop in brushed chrome
BT & TV Sockets to lounge
Low energy lighting throughout. LED down lighters to kitchen, bathroom, en-suite & WC
Mains doorbell
Vehicle charging point
HEATING
Air source heat pump with Myson underfloor heating to ground floor
Myson radiators with thermostatic control to other floors
WINDOWS & DOORS
White PVCu double glazed windows/french doors
Black composite front door with through door viewer and door chain
Black pre-finished steel up and over garage door (where applicable)
Oak internal doors with chrome furniture
White painted softwood staircase with oak handrail and newel posts
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi-point locking system to front/rear doors
Smoke & carbon monoxide detectors to Building Regulation requirements
External PIR lighting to front and rear elevations
EXTERNAL
Outside cold water tap to rear of property
Black PVCu gutters and downpipes
Front garden graded and turfed/planted, with turf to rear
1.8m close boarded fencing to rear (where applicable)
Grey Riven Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout



## 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



- |   |  |   |                                 |
|---|--|---|---------------------------------|
| <span style="color: #e91e63;">●</span> <b>The Elm</b> 2 bedroom home    | <span style="color: #a52a2a;">●</span> <b>The Juniper</b> 3 bedroom home | <span style="color: #ffd700;">●</span> <b>The Rosewood</b> 5 bedroom home | <b>V</b> Visitor Parking Space  |
| <span style="color: #ff4500;">●</span> <b>The Elder</b> 2 bedroom home  | <span style="color: #006400;">●</span> <b>The Larch</b> 3/4 bedroom home | <span style="color: #388e3c;">●</span> <b>The Hemlock</b> 5 bedroom home  | <b>BCP</b> Bin Collection Point |
| <span style="color: #9b59b6;">●</span> <b>The Poplar</b> 2 bedroom home | <span style="color: #3b2424;">●</span> <b>The Oak</b> 4 bedroom home     | <span style="color: #34495e;">●</span> <b>Affordable Housing</b>          |                                 |
| <span style="color: #2ecc71;">●</span> <b>The Ash</b> 3 bedroom home    | <span style="color: #2980b9;">●</span> <b>The Cypress</b> 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

### 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")

- 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

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

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

Gross internal floor area 854 sq ft

THE POPLAR  
2 BEDROOM HOME



# THE POPLAR

## FLOOR PLAN



\* 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

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.



\* Plots 15, 117 & 118 only

### 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")

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

Gross internal floor area 769 sq ft

THE ASH  
3 BEDROOM HOME



# THE ASH

## FLOOR PLAN



GROUND 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



FIRST FLOOR

### 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")

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

Gross internal floor area 1032 sq ft

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

THE OAK  
4 BEDROOM HOME



# THE OAK FLOOR PLAN



\* Plots 3, 62, 63 & 68 only



## FIRST FLOOR

## 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

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

## 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")

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

Gross internal floor area 1751 sq ft

THE CYPRESS  
4 BEDROOM HOME





# THE CYPRESS

## FLOOR PLAN



\* Plot 116 only



\* Plot 116 only

### GROUND 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

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

### 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.

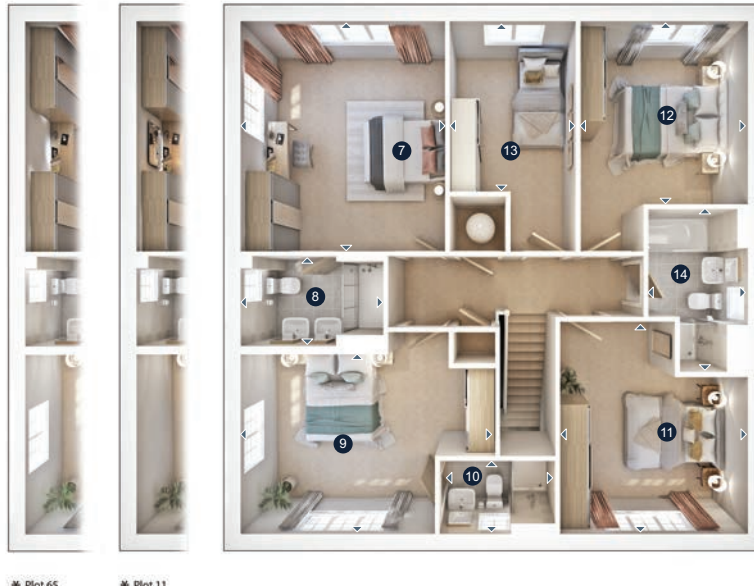
Gross internal floor area 1673 sq ft

THE ROSEWOOD  
5 BEDROOM HOME



# THE ROSEWOOD

## FLOOR PLAN



### GROUND FLOOR

- 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

### FIRST FLOOR

### 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

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

*Where everyone feels at home*



LIONCOURT  
HOMES

The Green, Claphill Lane, Rushwick. WR2 5TP

0333 0110 610

[sales.thegreen@lioncourthomes.com](mailto:sales.thegreen@lioncourthomes.com)

[www.lioncourthomes.com](http://www.lioncourthomes.com)