



Laugherne House, Martley, Worcestershire

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EST. 1898



## 4 Laugherne House Laugherne Park Martley Worcestershire WR6 6RQ

A gracious first floor apartment in this elegant late 18<sup>th</sup> century listed house.

Wonderful sunny aspect with outstanding views.

- Reception hall, cloakroom, utility space, drawing room/dining room, fitted kitchen, two double bedrooms, bathroom and a roof garden
- Expansive private lawned garden with car parking and garage
- Communal gardens and grounds with heated swimming pool and two tennis courts.

### Situation

Laugherne House is a wonderful grade II listed period house set within Laugherne Park, a small bespoke gated development. The estate has the benefit of a superb, heated swimming pool and terrace with two tennis courts.

Laugherne House has its own expansive lawned garden and terrace. It commands some truly outstanding views to the south and east over surrounding undulating farm land extending over the Malvern hills.

Martley is a very popular village with an extensive range of amenities including a primary school and the much regarded Chantry Senior School, the splendid historic St Perter Church, an excellent post office and general store, garage, active village hall with the Tap and Run bar, playing fields and the recently reopened and fully refurbished Crown Inn with café, bar and restaurant. This is a lovely unspoilt part of

Worcestershire which provides some fine walking and countryside pursuits opportunities. The cathedral city of Worcester is about 7 miles distant which provides a substantial range of amenities and facilities. These include a direct rail service to London and Birmingham. There is good M5 motorway access via 5 at Wychbold and 6 & 7 to the north and south of Worcester.

### Description

Laugherne House is a very handsome country house with a fine historic hallway. There is imposing staircase together with a lift to the first floor.

The apartment provides a reception hall with cloakroom, cloaks cupboard and cupboard providing a utility space together with the Worcester Bosch boiler.

The fine drawing room/dining room has a feature period fireplace in surround, fitted cabinets and drawers, high ceiling and the dining area has some wonderful views.

The well fitted kitchen has a range of wall and floor cabinets, breakfast bar, granite work surfaces, SMEG electric oven and hob with extractor over, integral NEFF fridge, integral dishwasher, glazed cabinets, high ceiling and spot lighting.

Inner hallway providing access to the two double bedrooms, the master bedroom being a particularly attractive room with range of wardrobes/cupboard and door to the roof garden.

Nicely appointed family bathroom with white suite comprising shaped panelled bath with shower over, vanity wash hand basin in marble, bidet, W.C. and heated towel rail.

### Outside

The beautiful mature gardens and grounds are a strong selling feature. As mentioned earlier there is a charming private roof garden with iron balustrading being a lovely area for entertaining.

The apartment has its own individual parking space adjacent to the house and secure garage to the rear of the property.

One of the significant benefits is the expansive lawned garden which serves Laugherne House only, with well stocked borders and shrubs with specimen trees. Heated swimming pool and two tennis courts.

4 Laugherne Park is a pretty rare opportunity to acquire a fabulous apartment in a delightful period building.

### GENERAL INFORMATION

#### Agent notes

Leasehold to be confirmed. Service charge to be confirmed.

#### Energy Performance

Current Rating: 23F

Potential Rating: 36F

Carried out: 30<sup>th</sup> May 2025

#### Services

Mains electricity and water. Communal drainage. LPG central heating.

#### Local Authority

Malvern Hills District Council.

#### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

#### Viewing

Via the Sole Agent's Great Witley Office

Tel: 01299 896968

#### Directions

What3words /// print.stowing.tight



## Laugherne House, Worcester, WR6

Approximate Area = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Gridscore 2025. Produced for G Herbert Banks LLP. REF: 1300280

GROUND FLOOR

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In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	36 F
1-20	G		



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