



Charcam Gables

Martley | WR6 6PA



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Offering over 4000 sqft of versatile accommodation, this delightful five bedroom detached village property offers superb open plan living with plenty of space for a family to enjoy. Ideal for multi-generational living.

Location & Education:

Martley village centre is just a stroll down from the property with a shop, filling station and Post Office and village hall. There are wonderful pubs in the local area including the Admiral Rodney and The Talbot at Knightwick. Approximately 10 miles away is the historic Cathedral City of Worcester which offers extensive amenities including hospitals, bars, restaurants and cafe's, cultural and sporting venues.

Worcester (10 miles), Hereford (21 miles), Birmingham (44 miles), Cheltenham (33 miles). Please note that all miles are approximate.

There is a high level of schooling in Martley. The renowned Chantry School is within walking distance, alongside Martley primary school. There is also a high level of private schooling nearby with Kings Worcester and the Royal Grammar School.

Accommodation:

Entrance hallway, sitting room, kitchen family room, laundry, five bedrooms, two shower rooms and bathroom.

Having been extended and extensively renovated throughout, this superb family home offers flexible accommodation.

The spacious entrance hallway with attractive herringbone wood effect flooring immediately welcomes you into the property.





At the heart of this home is the 37ft long kitchen family room which really offers the wow factor. A light, dual aspect room, with two ceiling lanterns and two sets of bi fold doors leading onto the rear terraced entertainment area. To add cosiness is a double-sided stove to the adjacent sitting room with oak lintel over. The Callerton kitchen offers a large breakfast bar island and ceramic sink with quooker instant boiling water tap. The kitchen benefits from a second sink and tap, mid-level Siemens steam oven and induction hob and space for an American fridge freezer, finished with Corian work surfaces.



The large sitting room features the double-sided stove with oak mantel over and offers an abundance of light due to its triple aspect with French doors to outside.

The design of this property allows the living accommodation to be separate to the bedroom accommodation. An inner corridor leads you to the bedroom accommodation and laundry. The laundry has good storage with space for a washing machine and tumble dryer. Bedrooms three and four are both double rooms with access to a rear courtyard. Bedroom five is also a double bedroom. There is a shower room and a bathroom featuring attractive half wall panelling and a jacuzzi corner bath with shower over.

On the first floor is the spacious master bedroom with walk in wardrobe and a jack and jill en suite shower room which also serves bedroom two.

Outside

The composite decked entertainment area is a superb space to enjoy with family and friends. There is extensive lawn which leads to the rear to a double garage and separate workshop. There is a courtyard area with access to the office and craft room.

There is ample parking to the front of the property with a gravelled driveway and extensive lawn to the front.





Services:

Mains water, electricity and drainage. LPG heating.

Tenure:

We are advised the property is Freehold.

Local Authority:

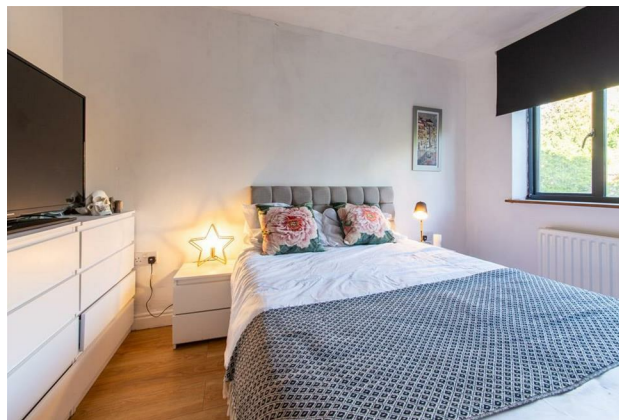
Malvern District Council.

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

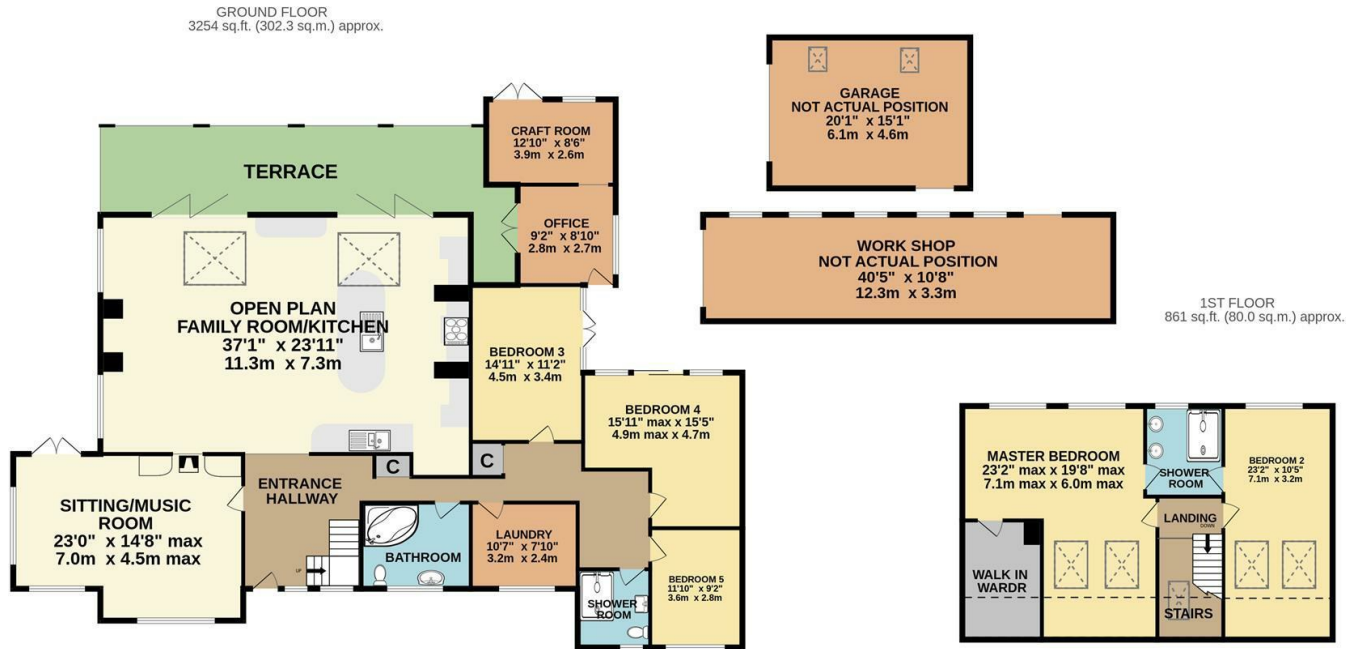
Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.







TOTAL FLOOR AREA : 4115 sq.ft. (382.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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