



# The Laurels

Lower Broadheath | WR2 6RG





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**\*\*PRICE REALIGNED FOR A QUICK SALE\*\*** A prestigious and most spacious four double bedroom prestigious home offering sumptuous modern day country living situated on a large plot in the sought after village of Lower Broadheath. Accessed via electric gates which serve three prestigious country properties, built in 2022.

## Location:

Situated just outside the village of Lower Broadheath where you will find a good primary school, two public houses, post office and convenient store, a church and village hall. The property also falls within catchment for the well renowned Chantry High School nearby in Martley.

There is good access to Worcester City centre where there are extensive leisure and shopping facilities.

Worcester train station has services to London and by road the M5 offers good commuting north or south.

## Education:

The location is within Catchment for the renowned Chantry High School in Martley and the popular Lower Broadheath Primary School. Independent schools include Kings School Worcester and RGS Worcester.

## Ground floor accommodation:

Offering spacious, bright and airy accommodation that flows well throughout, built in 2022 and offering charm and character with sumptuous modern country living. Benefitting from triple glazing and cat 6 wiring in every room. The ground floor benefits from underfloor heating as well as each room having individual temperature controls.

This exquisite country home was architecturally designed to offer light and airy -rooms which in brief comprise: a generous entrance hallway, cloakroom, sitting room, dining room, study, open-plan kitchen /family room and laundry room.









The sitting room is light and airy due to its dual aspect and features an impressive newly appointed media wall with contemporary inset electric fire with space for a TV and sound bar. It is the perfect room for those cosy winter nights.

Off the hallway is a study which could also be utilised as a playroom or snug.

An expansive and spacious kitchen/dining room is at the rear of the property. This high specification kitchen with contemporary grey storage wall and base units is finished with Corian worktops and features a fabulous central Island which doubles up as extra work-space whilst having the option also to utilise as a breakfast bar. High end appliances include integrated Neff induction hob, double oven, dishwasher and a wine fridge. French doors lead onto the patio area to the side of the property; ideal for the Summer months to dine al fresco and allowing for the outside in.

The modern units and Corian work surfaces follow through to the laundry area that offers extra storage space.

Fabulous wooden double doors lead through to the dining room that in turn leads to the hallway, thus creating a fantastic flow throughout the ground floor. Dual aspect windows allow for an abundance of light to enter the room.

First floor accommodation:

A bespoke high end contemporary glass and wooden ballustrading leads up to the bright and airy landing. The spacious landing leads to all four double bedrooms. There are two en-suites; one to the master and another to bedroom two, two further double bedrooms and a beautifully appointed bathroom with jacuzzi bath.

The master bedroom offers a wonderful front view out onto the rolling countryside. Benefiting from built in wardrobes, it offers ample storage space. The luxurious high specification en-suite bathroom has a walk-in Shower and modern vanity unit with bluetooth lighted mirror above.

The second bedroom has rear views and another sumptuous en-suite shower room with modern vanity unit with bluetooth lit mirror above.









#### Outside:

A fabulous patio area leads off the kitchen allowing for the perfect BBQ station in the summer months. A large lawned area is found adjoining to this whilst benefitting from the double garage to the side with newly installed electric roller doors.. Outside lights have also been installed, alongside a shed with electricity. To the front of the property is a large driveway offering ample parking.

#### Services:

LPG, Mains Water, Private Drainage via Klargester sewage treatment plant.

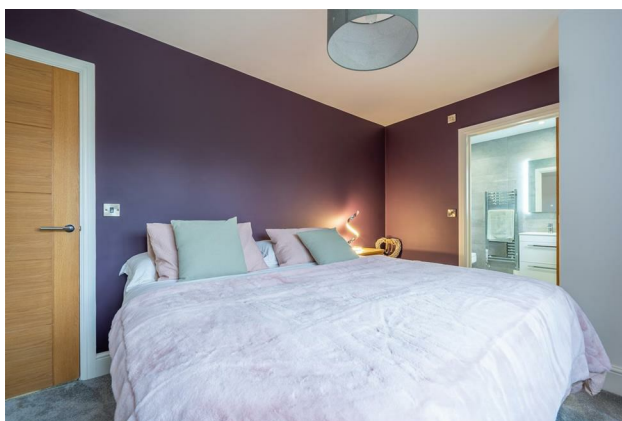
Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

#### 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 of 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.

Please note that viewings are strictly by appointment only on 01905 691043

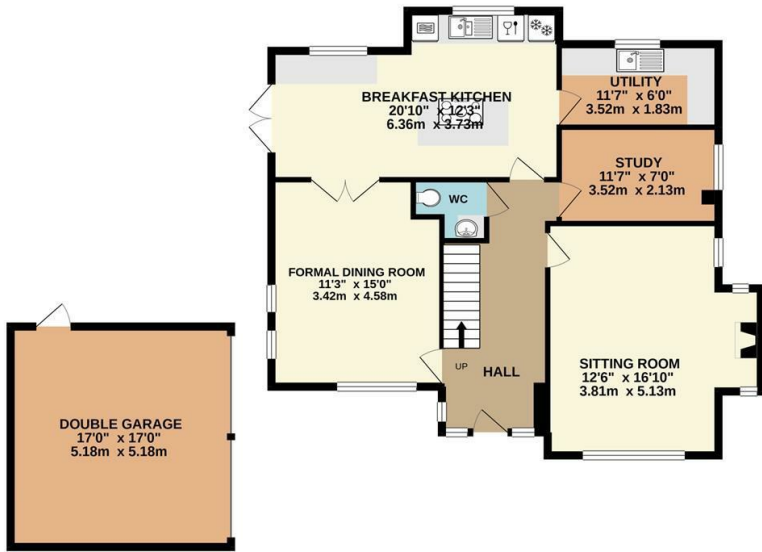








GROUND FLOOR  
1185 sq.ft. (110.1 sq.m.) approx.

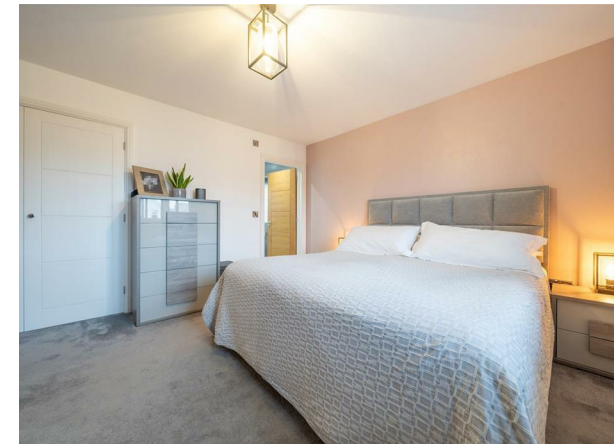


1ST FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 2047 sq.ft. (190.2 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 |  |                         | 98        |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 77                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

RJ Country Homes  
Tel: 01905 691 043  
contact@rjcountryhomes.co.uk  
Cathedral View Top Barn, Holt Heath, Worcestershire, WR6 6NH

