



3 Masons View Laugherne Park

Martley | WR6 6RQ



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A most spacious two bedroom, two en-suite semi detached bungalow with delightful garden and views, situated in the sought-after village of Martley on the popular Laugherne Park development.

Laugherne Park Development:

This popular development offers terrific lifestyle; ideal for families to enjoy with a heated outdoor swimming pool and two tennis courts. Providing gated access for residents only for privacy.

This delightful bungalow has been much improved by the owner to include the addition of a conservatory with electric blinds, a bathroom extension to an en-suite to accommodate a bath alongside a shower. The beautiful garden, now benefits from a summer house with storage space and work bench.

Location:

The village of Martley offers a local shop, filling station and Post Office, several bus stops with routes to Worcester 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 cafés, cultural and sporting venues.

Worcester (9 miles), Birmingham (30 miles), Cheltenham (34 miles). All miles are approximate.

Education:

Located just a stone's throw away in the village is Martley CE Primary School and the renowned Chantry School.





In the independent sector, Worcester is home to the renowned King's School and Royal Grammar School both offering exceptional private education for girls and boys.

Accommodation comprising of:

Reception hall, sitting room, spacious kitchen diner, conservatory, two bedrooms, two en-suites, attached single garage.

Accommodation:

The light, bright and spacious entrance hallway immediately welcomes you into this property. Finished with herringbone antico flooring. Doors lead to the sitting room and two bedrooms. Access to the rooms is wide, therefore can accommodate a wheelchair.

The herringbone flooring leads through to the dual aspect sitting room, a delightful, bright room that offers wonderful views with patio doors leading directly outside.

Leading through to the modern kitchen, fitted by 'Hatt' and offering a good range of wall and base units. Appliances include a dishwasher, microwave, double oven, LPG hob, fridge and freezer. Finished with a tiled floor and with direct access onto the garden where there is a patio area; ideal for dining and taking in the view.

Both bedrooms are double rooms with views of the garden and both benefitting from en-suites.

Outside:

The L-shaped gardens are to the south and east of the property and are predominantly laid to lawn with patio areas to sit and take in the glorious countryside views!

There is a raised paved area with small planted area to the front of the property. Access to the garden from the front of the property is via a side pathway.





Services:

Mains water, electricity, LPG fired central heating with the metered LPG supply coming from a main site tank and private drainage.

Management Company:

A management company is in place to oversee the management of the communal areas. The agent understands that all residents are share holders of this company. All residents contribute financially to the running of the company which includes the management of the swimming pool, tennis courts and gardening of communal areas. The current monthly payment is £175.

Tenure:

We understand this to be freehold.

Council:

Malvern Hills District Council

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

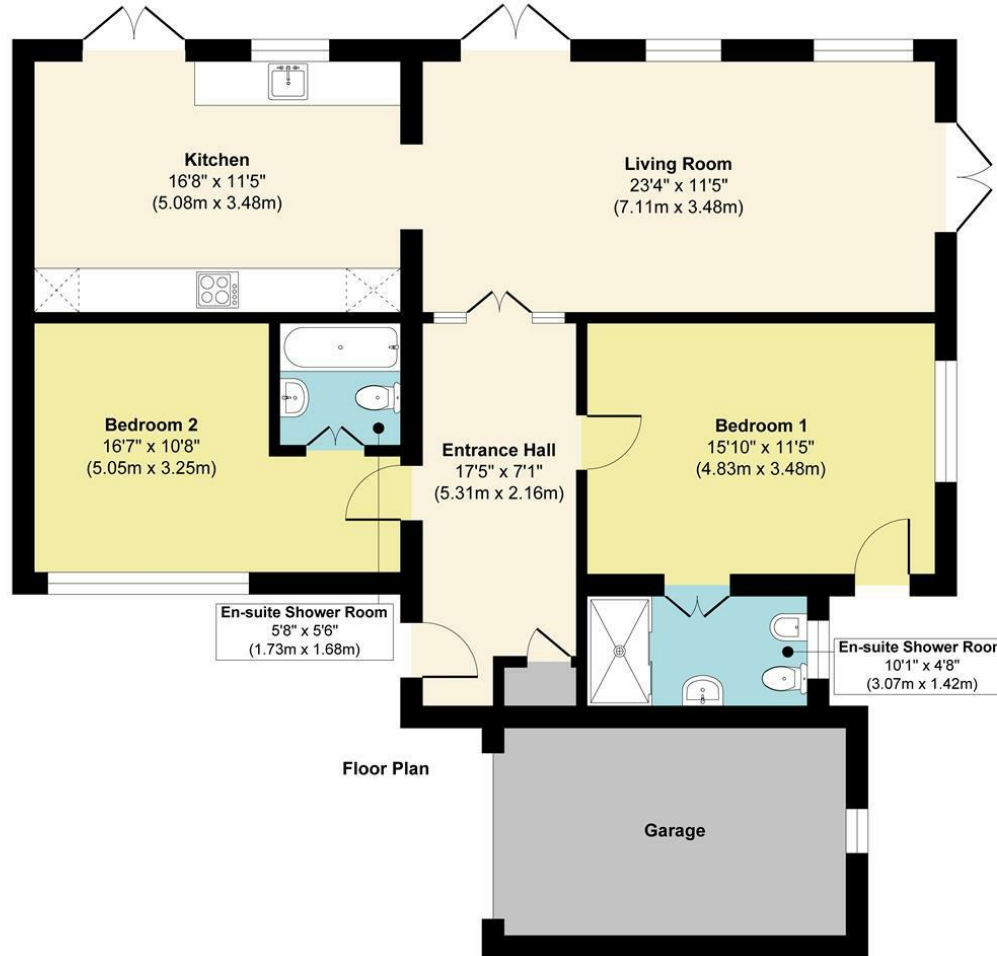
Administration Deposit:

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.





3 Mason's View, Martley



Approx. Gross Internal Floor Area 1221 sq. ft / 113.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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.

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			

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