

The Laurels

4 Tannery Close, Worcester, WR6 6SD



BY DESIGN

Welcome to The Laurels.

Located in the picturesque village of Martley, just 8 miles from the centre of Worcester is this gorgeous, luxury A-rated eco home. Built in 2019, the property has over 6000 sqft of living accommodation, 1.8 acres of private grounds, large driveway with electric gates, a double garage with studio above and spectacular countryside views.

The property has 5-6 bedrooms with 5 en-suite bathrooms, 3 of the bedrooms have generous walk in wardrobes. Each bedroom is large enough for a king size bed and all have beautiful countryside views. The primary bedroom has a glass Juliet balcony with full width bifold doors which allow you to look out across the rear garden and the stunning views.

Every detail of this beautiful home has been intricately considered, most notably the energy systems which give this property an energy rating of A and future proofs the property to run as an eco-home with renewable energy. The property has 20 solar panels on the roof, a ground source heat pump system and an MVHR ventilation system.

Additional luxury touches have been added, with a smart control 4 system fitted, CCTV cameras around the perimeter of the house, centralised vacuum system throughout the property and underfloor heating on the ground and first floor levels.

Entering the property you are greeted with a beautiful split staircase which is the showpiece to this generous

foyer and the 24ft ceiling height makes it a wonderful and grand space to walk into. The staircase is finished in oak and glass and represents the extremely high quality and the attention to detail that continues throughout the property.

The heart of the home is the open plan kitchen/diner/living room which has two sets of bifold doors out to the gardens. The kitchen is finished to a very high standard with integrated Neff appliances, including 3 ovens and an integrated microwave/grill, 2 dishwashers and a large induction hob which is positioned on the central island. The styling is luxurious and modern with dark grey handleless cabinetry and white quartz worktops.

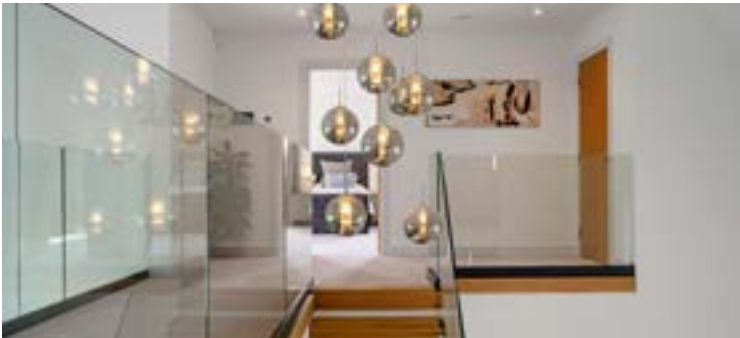
There is a separate dining area off the kitchen which looks out to the rear garden, an office, utility room and 2 additional sitting rooms, one of which has been setup as a cinema room.

The first and second floors are connected by wide landings and staircases, which are finished in oak and glass. The two wings of the property are connected by a gorgeous central mezzanine landing finished in oak and glass, which looks down to the entrance foyer and out to the rear garden.

The outdoor grounds of this property perfectly compliment the home. The landscape gardens wrap around the entirety of the property and include a covered outdoor kitchen, which is fitted with a clay pizza oven, large bbq/smoker, outdoor fridge and seating area.



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VIDEO TOUR









Plot size **c. 1.8 acres**

Built **2019**

Internal Size **c. 6,000 sq/ft**

Garage Size **c. 750 sq/ft**

Bedrooms **5-6**

Bathrooms **5**

Reception Rooms **4**

Gated Driveway **8-10 Cars**

Landscaped Garden

Studio above Garage

Utility Room

Cinema Room

Outdoor Kitchen

Ground Source Heat Pump

MVHR Ventilation System

Underfloor Heating

Solar Panels

Control 4 System

CCTV Cameras

Centralised Vacuum System

Council Tax **G**

EPC Rating **A**















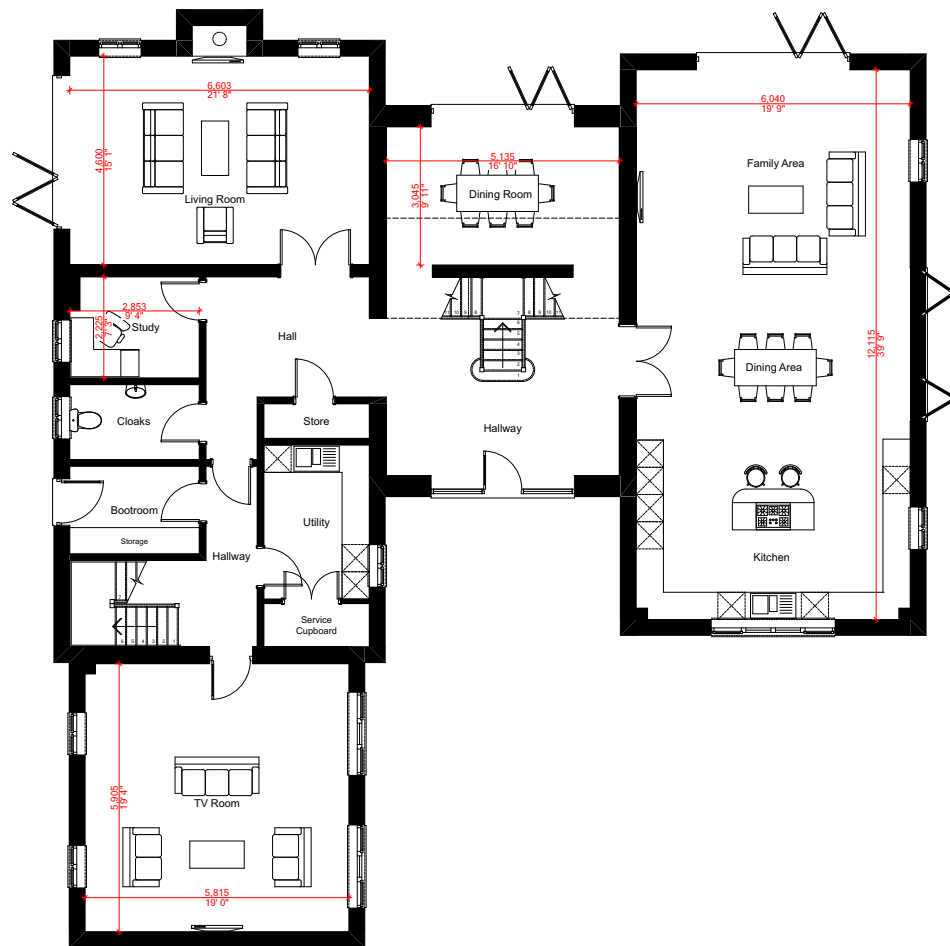




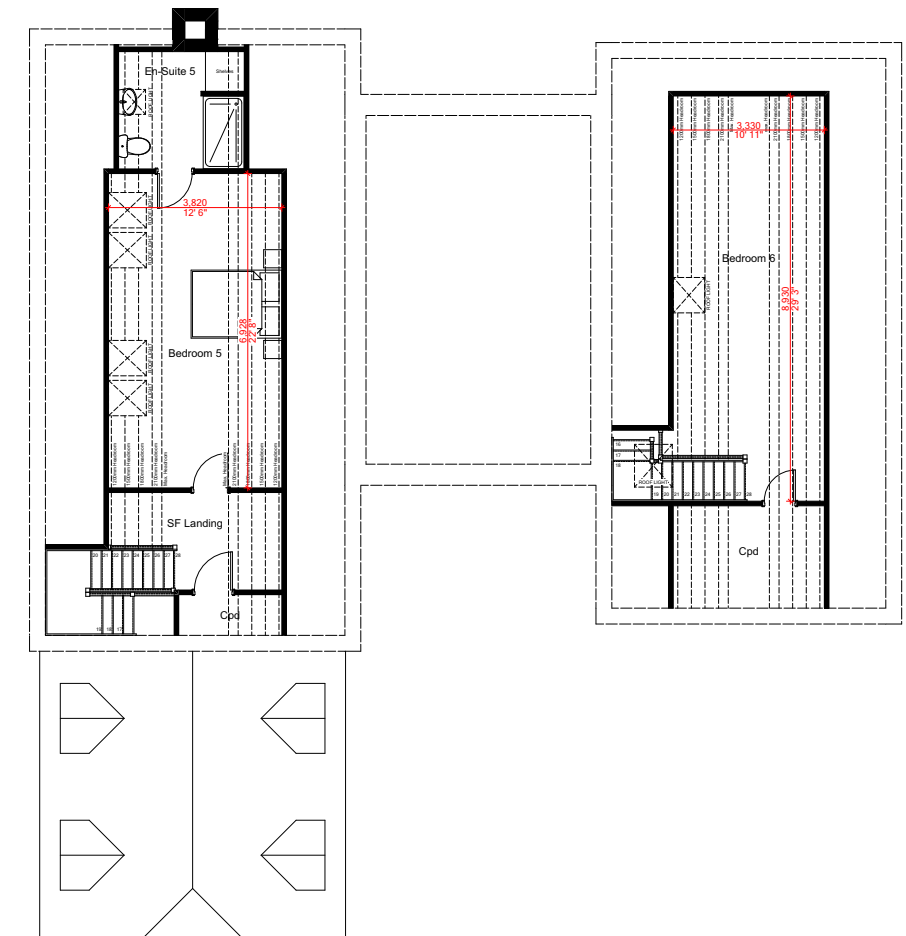




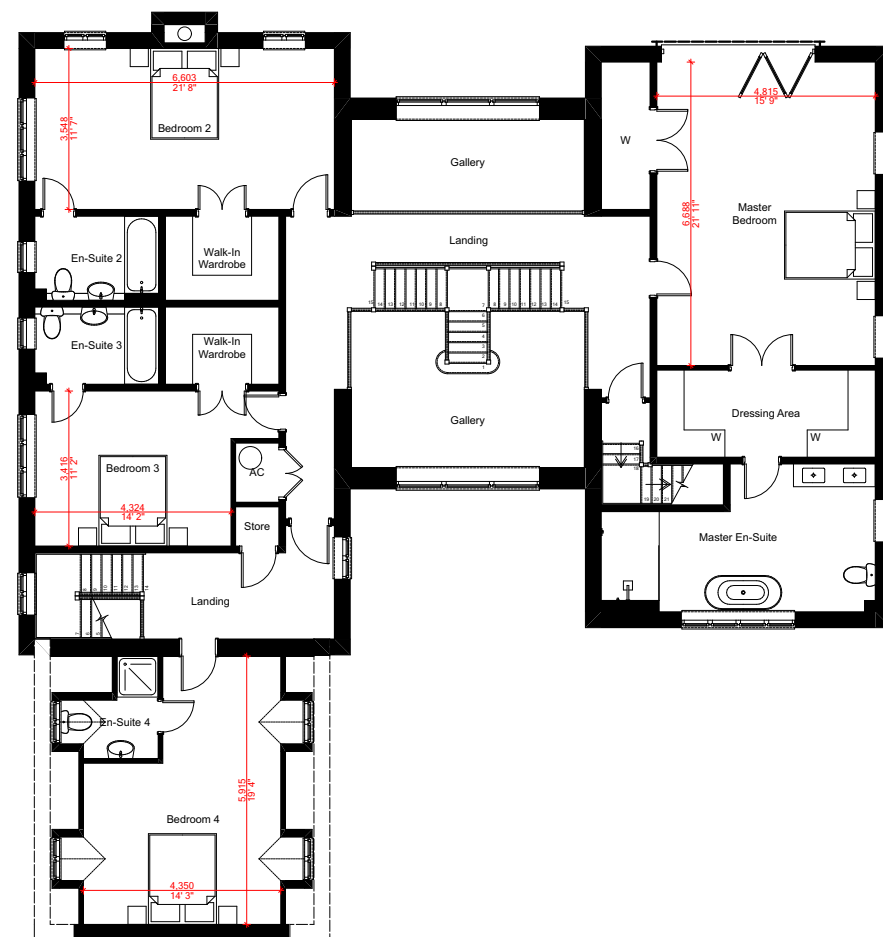




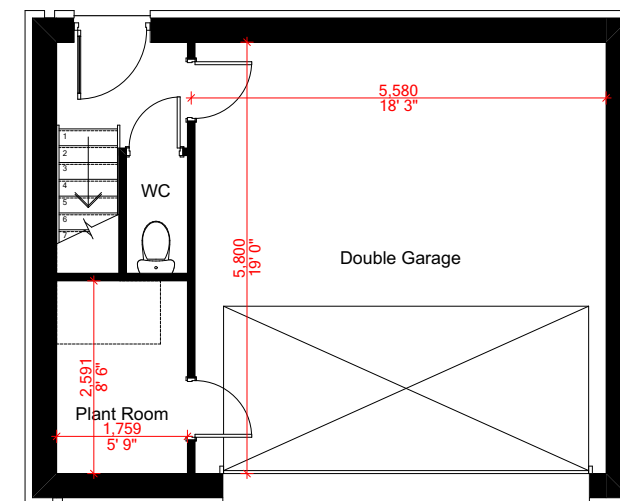
Ground Floor Plan



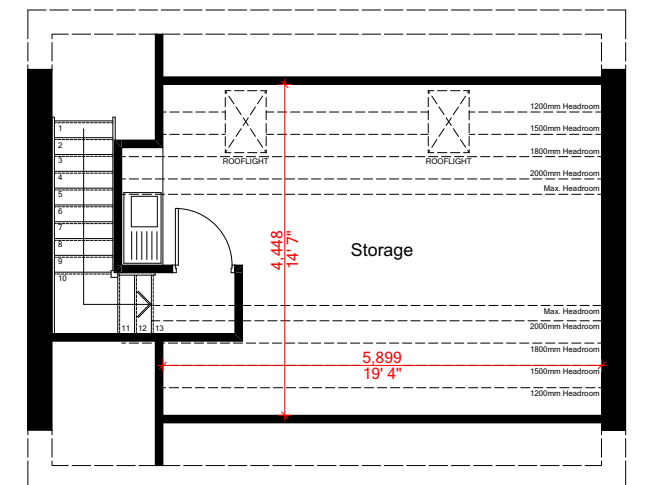
Second Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan

Floor Areas

Total Internal (Finished) Floor Area:	552.0m ²	5,941sq.ft
Second Floor TIFA:	79.7m ²	857sq.ft
First Floor TIFA:	231.4m ²	2,491sq. ft
Ground Floor TIFA:	240.9m ²	2,593sq. ft

GARAGE

Total Internal (Finished) Floor Area:	70.2m ²	754sq.ft
First Floor TIFA:	27.3m ²	293sq. ft
Ground Floor TIFA:	42.9m ²	461q. ft



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