



Apartment 23, Whitbourne Hall

Whitbourne, WR6 5SE

Andrew Grant

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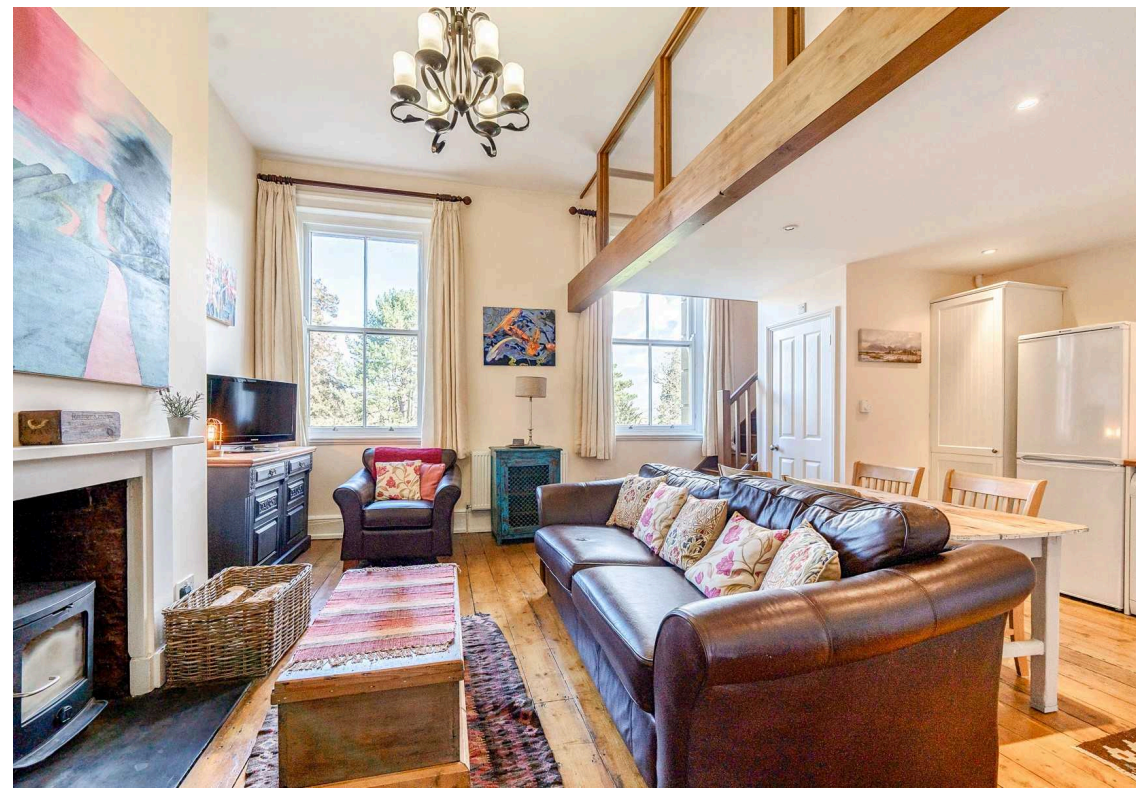
1 Bedroom 1 Bathroom 1 Reception Room

A characterful first-floor apartment within the grand Whitbourne Hall, offering elegant living, high ceilings, large sash windows and access to exquisite communal grounds and communal rooms.

- A beautifully presented one-bedroom apartment with period features and a well-appointed layout.
- Large sash windows, original wood flooring and a feature fireplace with a Stovax wood burner.
- Access to a part-converted loft space with potential for a study or second bedroom.
- Nine acres of stunning communal gardens with access to formal entertaining rooms, ample resident and visitor parking and additional garaging available by separate negotiation.

A delightful home in Whitbourne Hall brimming with character. The well-appointed kitchen offers ample storage and integrated appliances, while a downstairs cloakroom and under-stair storage add convenience. The double bedroom includes built-in storage, an en suite shower room and access to a part-converted loft space, ideal as a study or second sleeping area subject to conversion. Residents enjoy nine acres of communal gardens, formal entertaining rooms, ample parking and additional garaging by separate negotiation.

722 sq ft (67 sq m)





The living area

This elegant room is filled with character, featuring high ceilings, two grand sash windows and a period fireplace with a Stovax wood burner. The original wooden flooring enhances the space's warmth, making it ideal for both entertaining and quiet relaxation.

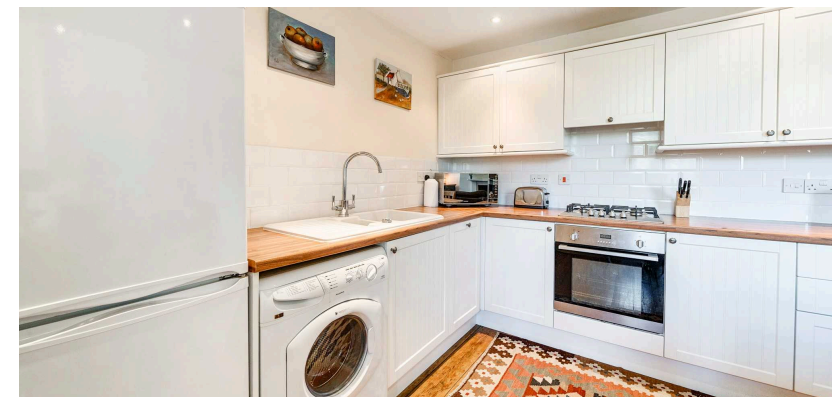






The kitchen and dining area

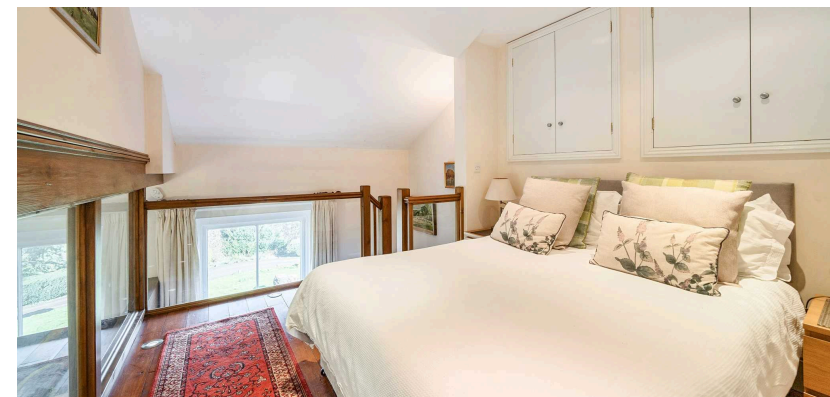
Designed for both practicality and style, the kitchen features wooden worktops, classic cabinetry and integrated appliances, including an oven, hob, fridge-freezer, washing machine and dishwasher. Generous sash windows provide natural light and views over the grounds, creating a bright and inviting cooking and dining space. A well-placed downstairs cloakroom includes a WC and washbasin for added convenience. Beneath the stairs, a useful storage area provides practical space for household essentials.





The bedroom

A peaceful and spacious double bedroom with high ceilings, built-in storage and views through large sash windows overlooking the estate. The en suite shower room is easily accessible and a part-converted loft space offers versatility for use as a study, dressing area, or additional sleeping quarters, subject to conversion.





The en suite

Fitted for comfort and convenience, the en suite includes a walk-in shower, WC and washbasin. The layout maximises space while maintaining a bright and neutral finish.



Lease information

The property includes ownership of a 1/23 share of the freehold. The original lease, established in 1980, spans an impressive 999-year term with 953 years remaining on the lease. Residents are subject to a monthly service charge of £233.50, encompassing the cleaning and maintenance of communal areas and the upkeep of the grounds. Building insurance is £76.50, with all figures being accurate as of 2025. Additionally, an annual ground rent of £11.00 is applicable.

The property boasts 9 acres of communal grounds, meticulously maintained under the service charge. Residents have access to an array of communal formal rooms, including the Dining Room, Drawing Room, Morning Room, Library and a Catering Kitchen. Beyond the communal rooms, residents have exclusive access to a woodshed located in the adjacent wooded area. The former tennis court has been transformed into a communal BBQ area. Furthermore, designated areas are allocated for drying laundry and housing small animals, such as chickens.

Residents have the option to utilise the basement for storage purposes, whether it be as a wine cellar or to house additional household appliances like freezers.

Each household is entitled to parking for two cars and may apply for both an allotment within the walled Victorian kitchen garden and a greenhouse space.

Garaging facilities are available by separate negotiation.

The formal rooms can be reserved for external events, capped at a maximum of 10 annually, with revenue generated from these events contributing to The House's sinking fund.

Services

The property benefits from mains water and electricity, LPG gas heating and communal private Victorian drainage and sewage system.

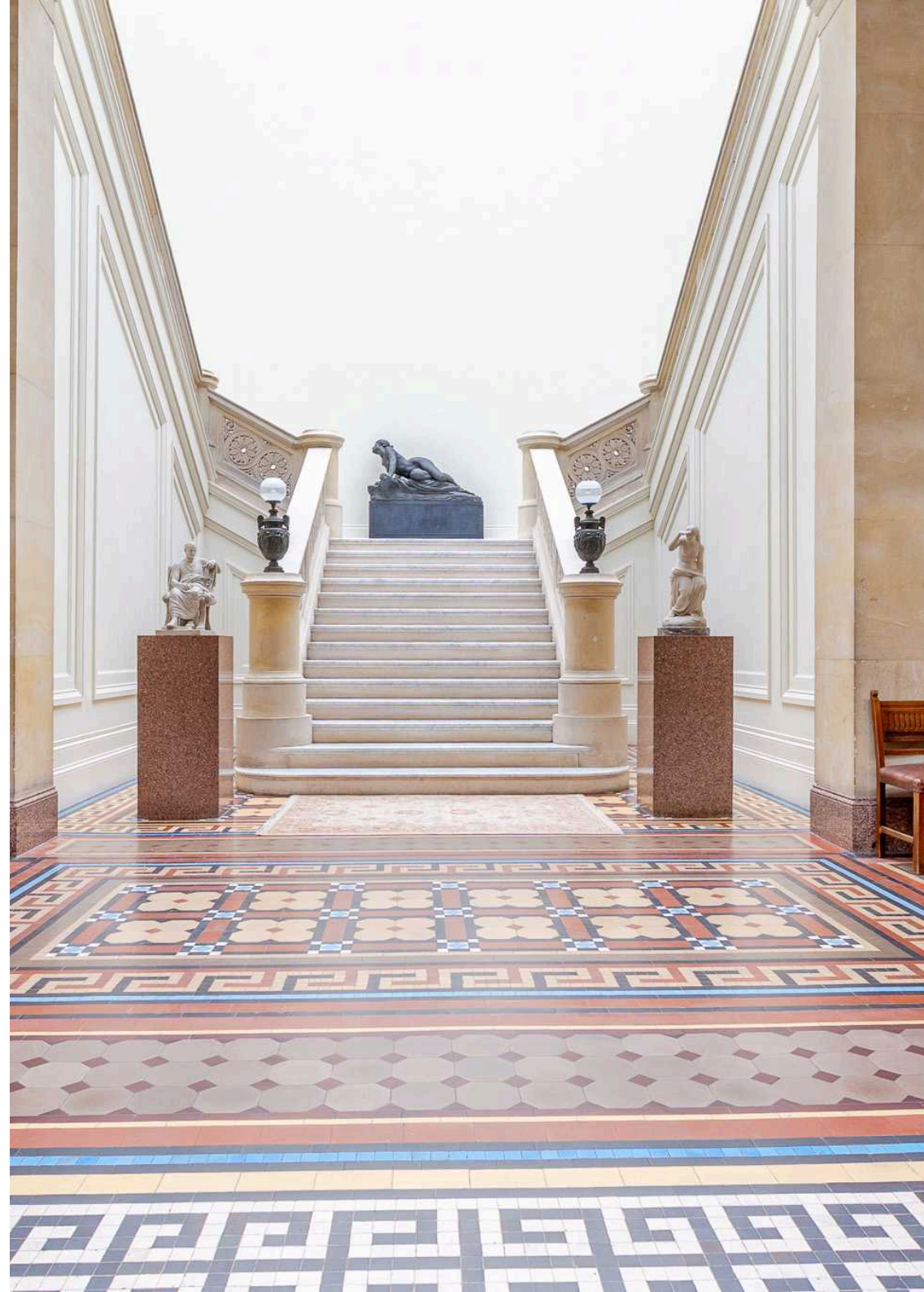
Broadband Speed: Superfast broadband available. Download speeds up to 54 Mbps and upload speeds up to 10 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from 2, Three, EE and Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

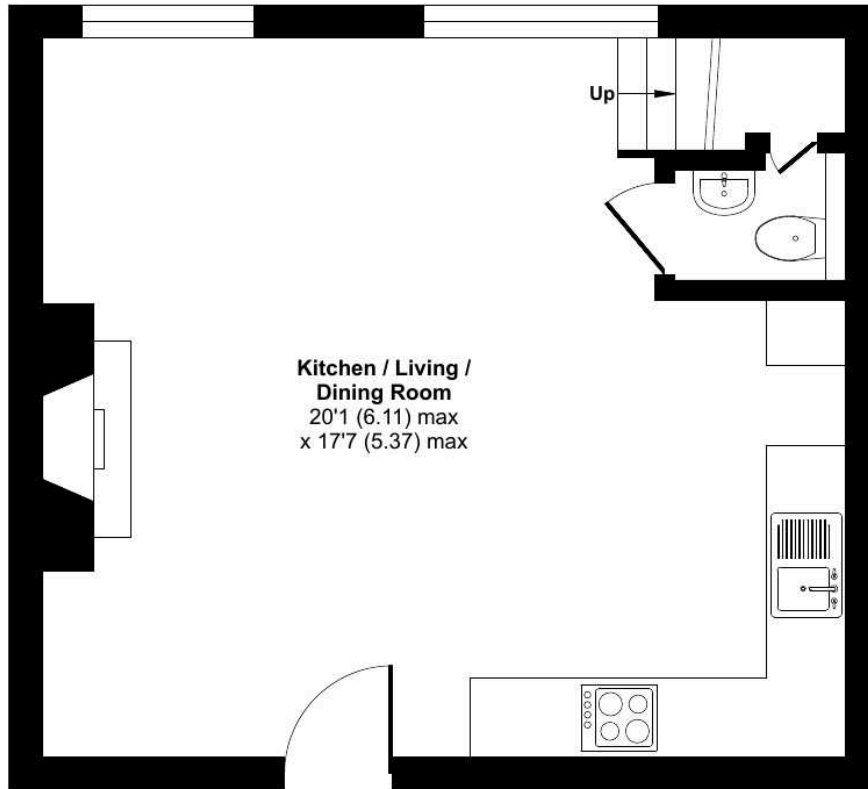
The Council Tax banding for this property is Band A



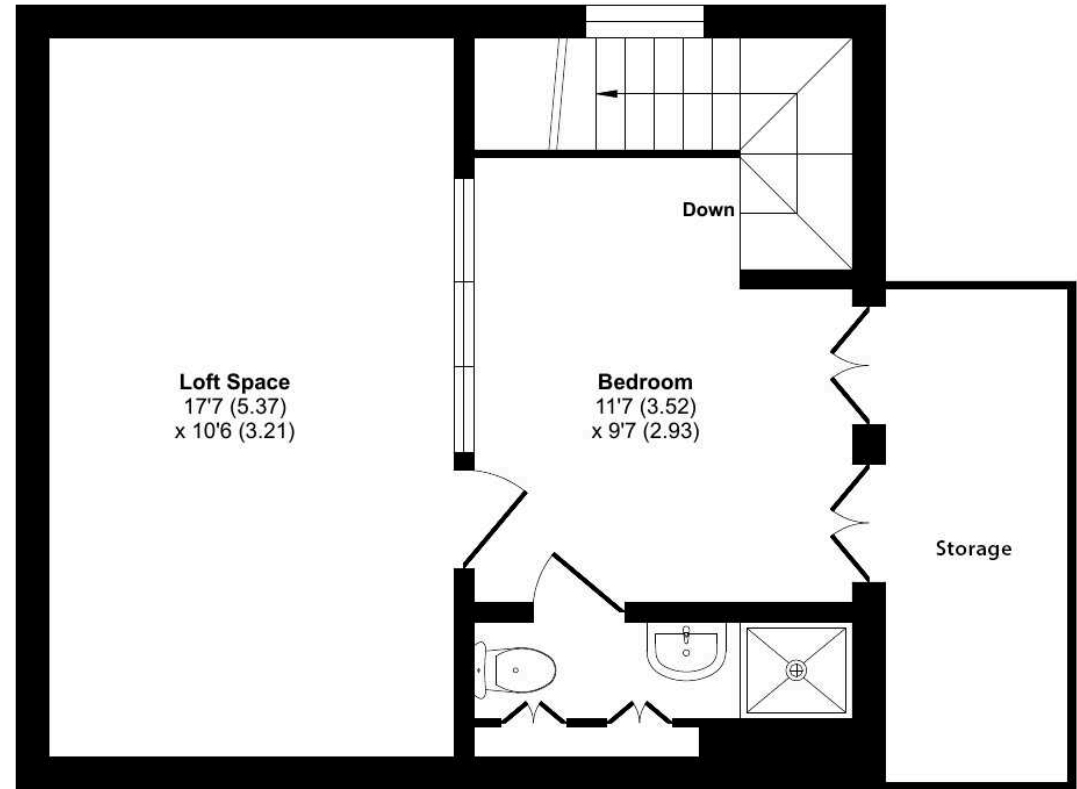
Whitbourne Hall, Whitbourne, Worcester, WR6

Approximate Area = 722 sq ft / 67 sq m

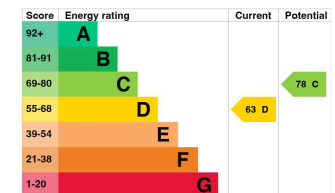
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchecom 2025. Produced for Andrew Grant. REF: 1253589



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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