



## Flat 8 Whitbourne Hall

Whitbourne, WR6 5SE

Andrew Grant

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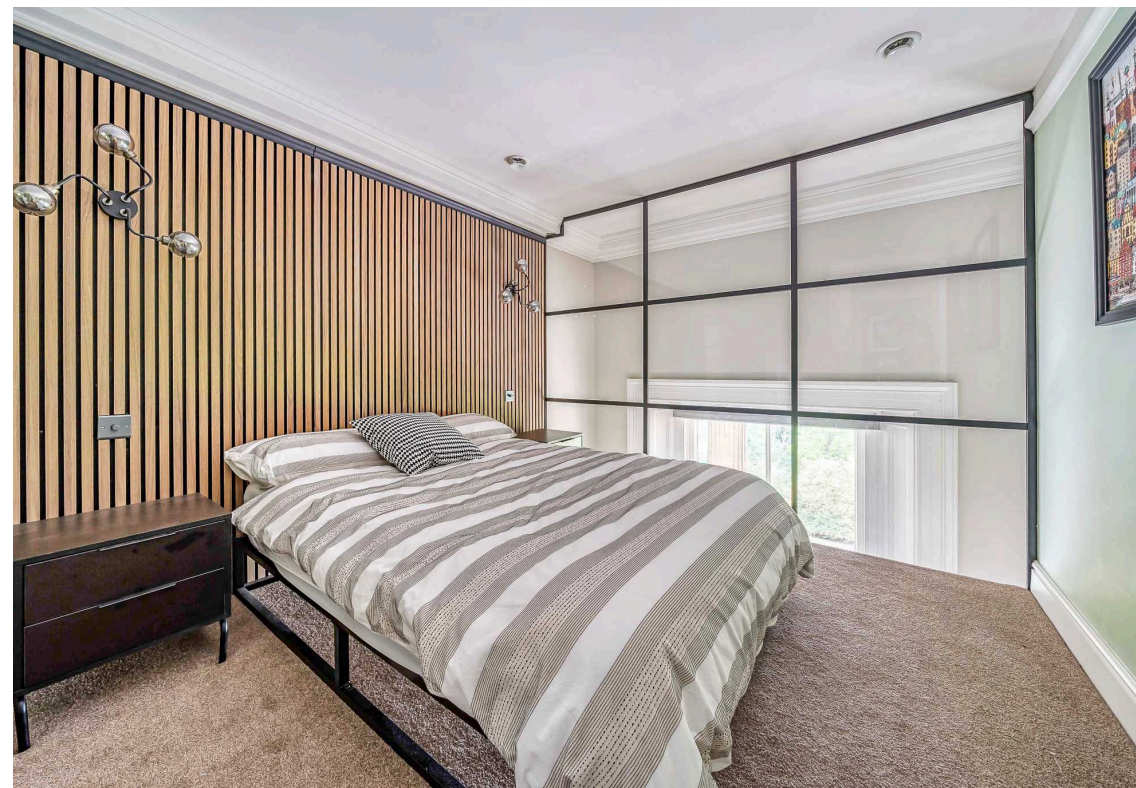
**3 Bedrooms   1 Bathroom   1 Reception Room**

A striking three bedroom apartment within Whitbourne Hall, offering breathtaking views, elegant period features and access to nine acres of communal grounds.

- Spacious three bedroom apartment within an historic Grade II\* listed country house.
- Large open plan kitchen, dining and living space with magnificent sash windows and views.
- Nine acres of well maintained communal gardens and grounds.
- Allocated parking for two vehicles.
- Prestigious Whitbourne Hall location surrounded by scenic Worcestershire countryside.

This exceptional apartment forms part of the prestigious Whitbourne Hall, a grand Grade II\* listed building set within beautiful Worcestershire countryside. The home offers generous accommodation arranged over three floors, with three well-proportioned bedrooms and a stylish shower room. The impressive open plan kitchen, dining and living space provides an inviting centrepiece with tall sash windows framing far-reaching views across the gardens and surrounding landscape. Each bedroom is thoughtfully arranged, with the second floor offering a bright double room. Practical benefits include allocated parking for two vehicles. With its unique blend of space, elegance and convenience, this property is ideally suited to those seeking a special home in a distinguished setting.

**1339 sq ft (124.3 sq m)**



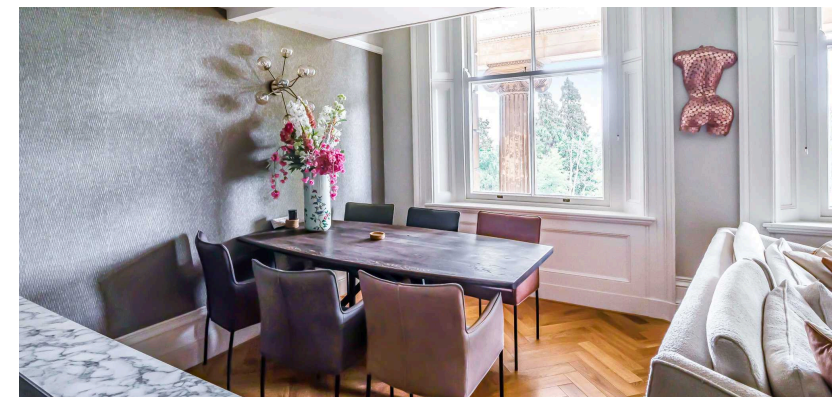


## The kitchen and dining area

The kitchen area combines striking cabinetry with marble work surfaces and matching upstands. A long peninsula provides extensive preparation space and creates an easy connection to the dining area. Tall units incorporate built-in appliances and generous storage while fluted glass wall cupboards keep everyday items close to hand. Timber herringbone flooring continues throughout the room which adds warmth and a sense of continuity.



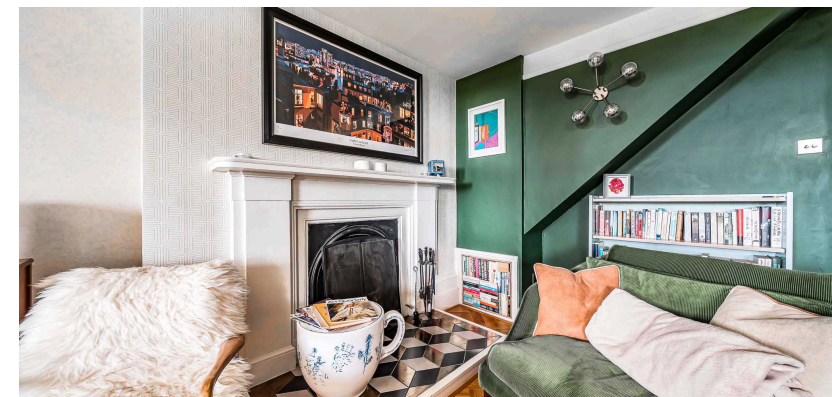
Positioned by the full height sash windows, the dining area is perfectly placed to enjoy the outlook across the gardens and the countryside beyond. There is comfortable room for a large table allowing everyday meals and more formal occasions with friends. The generous ceiling height enhances the feeling of volume and the classic architecture lends an elegant backdrop for memorable gatherings.





## The living area

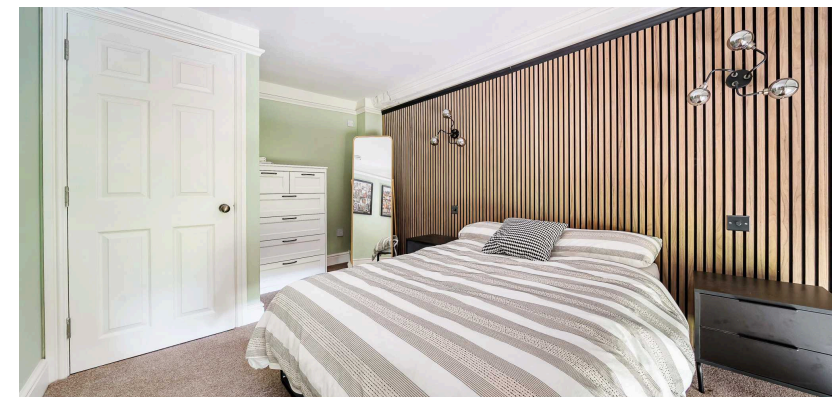
The living area sits opposite the dining space and is anchored by a traditional fireplace with a substantial surround and hearth. The arrangement offers plenty of room for a choice of seating layouts, whether quiet reading or relaxed evenings with family.





## The primary bedroom

Situated on the first floor, the primary bedroom is a calm retreat with a glazed internal wall that draws light from the main reception below and offers uninterrupted views of the grounds. The room is well sized for a double bed with space for additional furniture and storage.





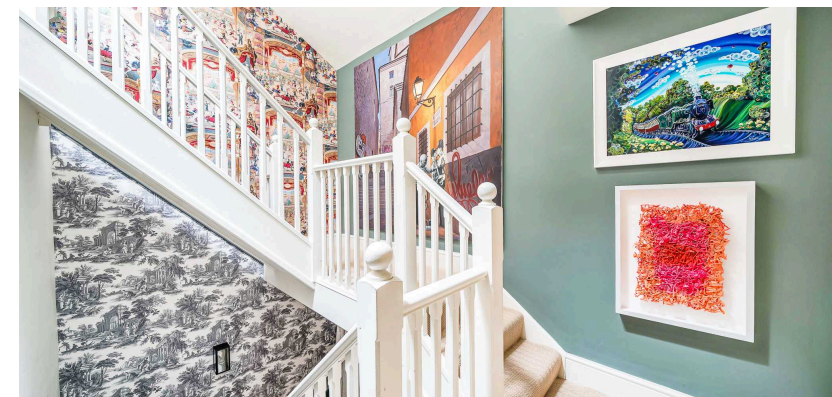
## The second bedroom

Also on the first floor, the second bedroom is a versatile room that can serve as a comfortable guest or further family bedroom. The glazed internal wall mirrors the primary bedroom and allows light from the sash windows to filter through, keeping the space bright through the day. Proportions are generous enough for a double bed if required and there is room for freestanding storage.



## The landing

The landing is notably generous and introduces the top level of the apartment with real presence. Sloping ceilings add character while the size allows space for a desk or reading chair should a quiet corner be desired. From here there is direct access to the contemporary shower room and to bedroom three. It is a practical hub that enhances daily life and underlines the excellent proportions found throughout the home.





## The third bedroom

The top floor bedroom enjoys a private setting with a Velux window that frames treetop views and bring in abundant daylight. The room offers good floor area together with practical eaves storage behind discreet doors which helps keep the space uncluttered. Characterful rooflines provide interest while the overall feel is airy and welcoming.





## The shower room

Beautifully finished, the shower room features a large walk in enclosure with a rainfall head and a striking black framed screen. White herringbone tiling within the shower contrasts with large format tiles that continue across the floor and walls to create a crisp, modern look. A contemporary vanity unit provides storage beneath the basin and there is a heated towel rail for comfort. The layout is practical and the quality of the fittings gives the room a refined feel.

## 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.

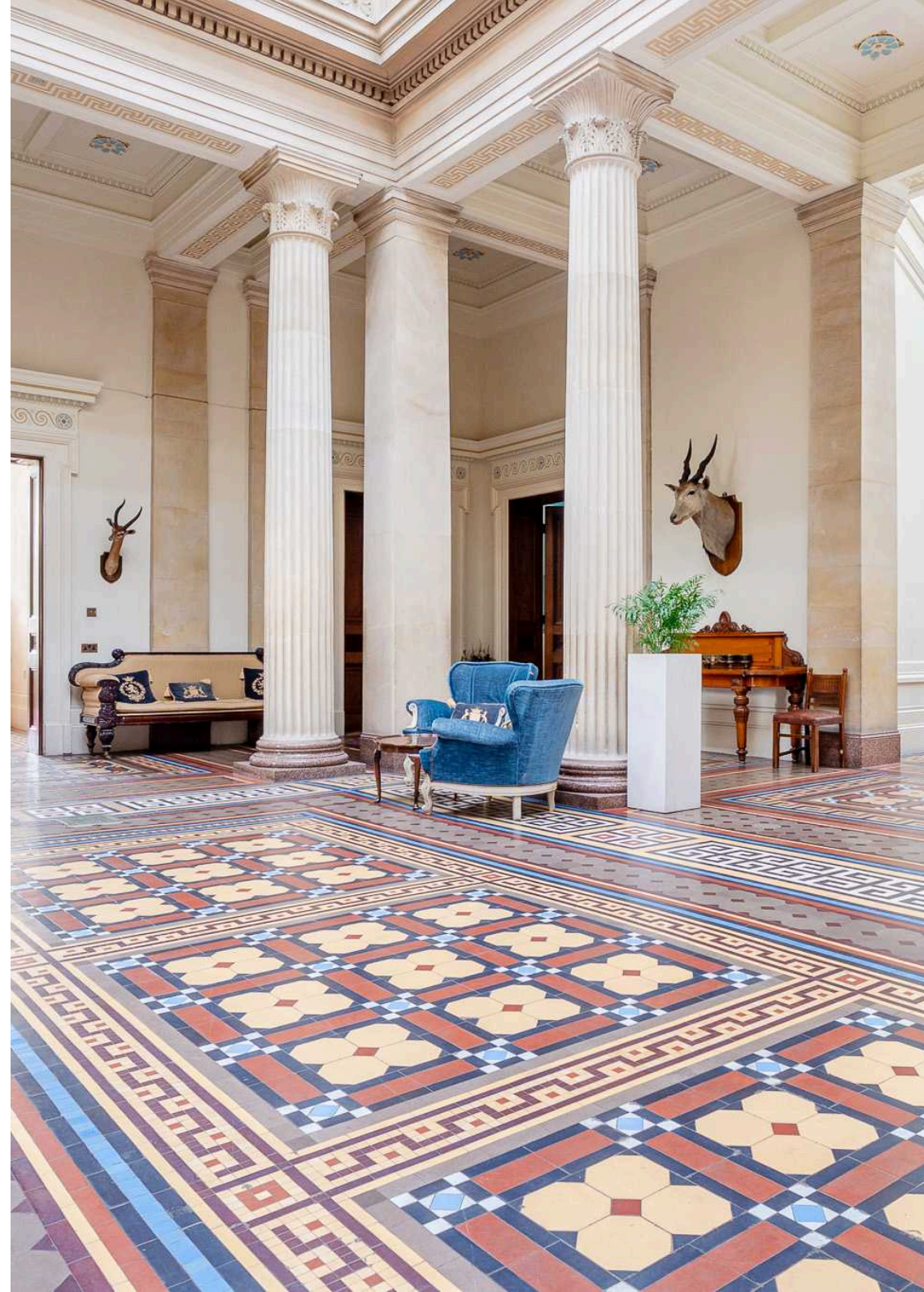
The property boasts 9 acres of communal grounds, meticulously maintained under the service charge. Residents have access to an array of communal formal rooms, including the Dining Room, Drawing Room, Morning Room, Library and a Catering Kitchen. Beyond the communal rooms, residents have exclusive access 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 a communal private Victorian drainage and sewage system.

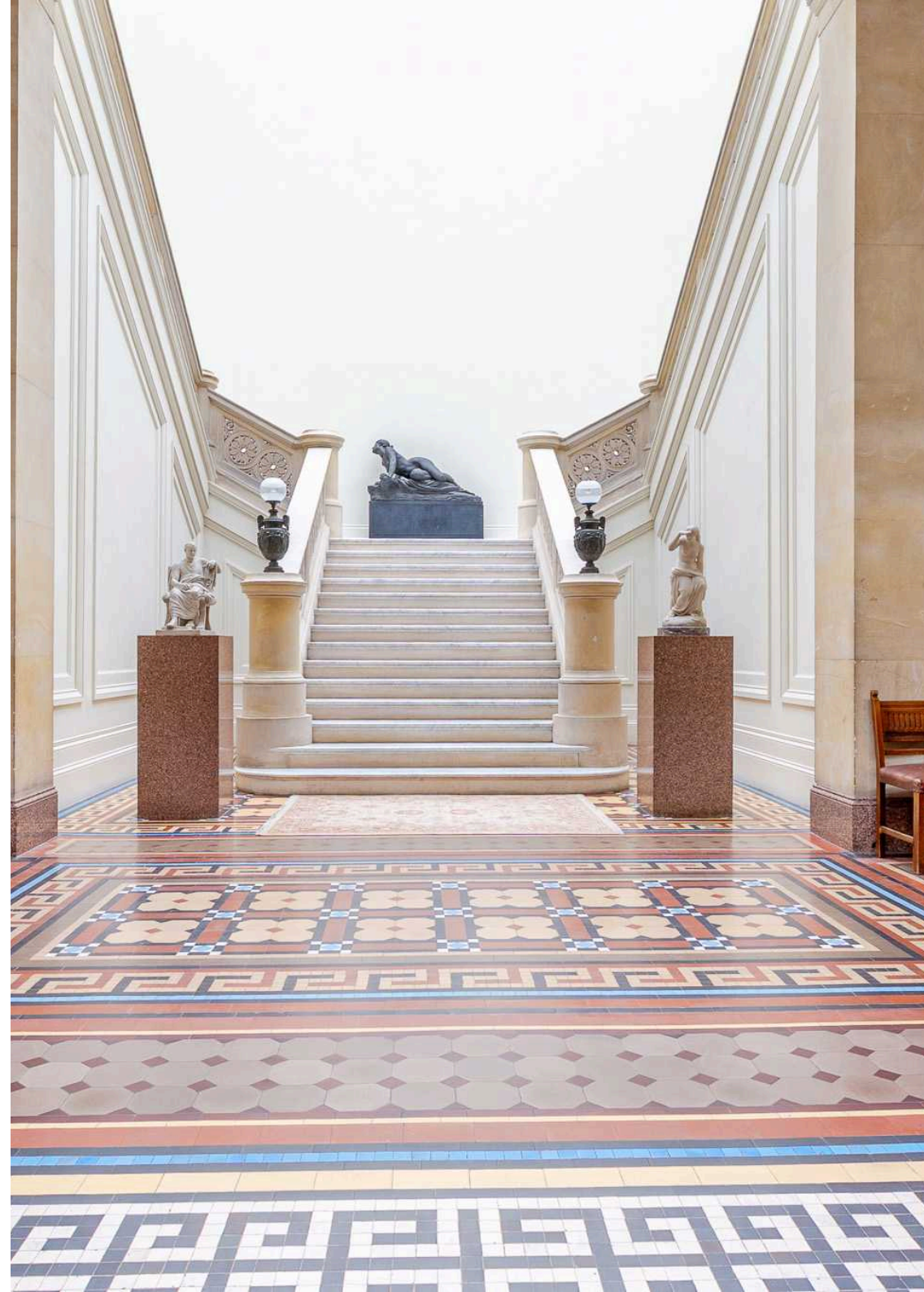
Broadband Speed: Superfast broadband available. Download speeds up to 54 Mbps and upload speeds up to 10 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, 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 for this property is Band B



# Whitbourne Hall, Whitbourne, Worcester, WR6

Approximate Area = 1339 sq ft / 124.3 sq m (excludes void)

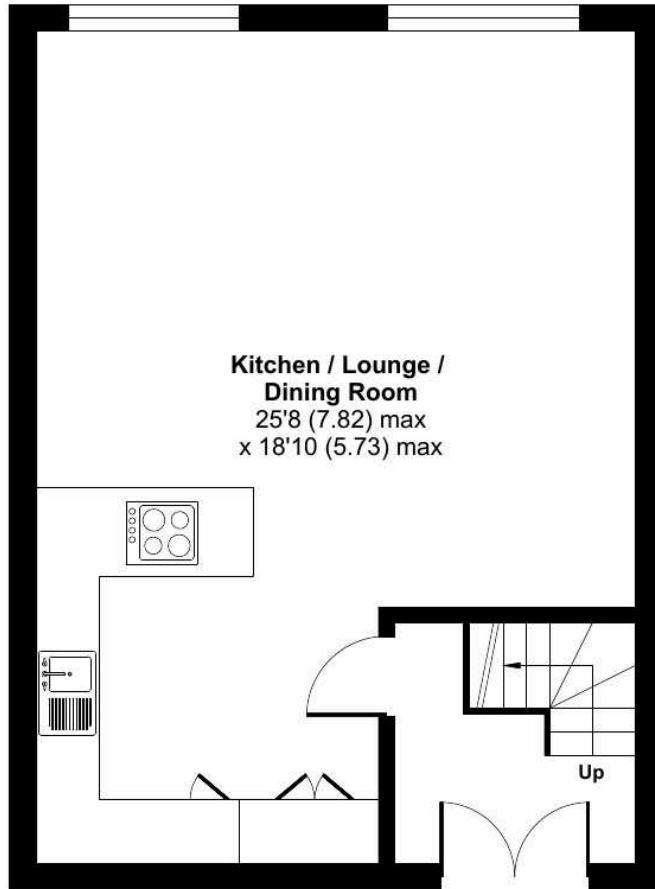
Limited Use Area(s) = 59 sq ft / 5.4 sq m

Total = 1398 sq ft / 129.7 sq m

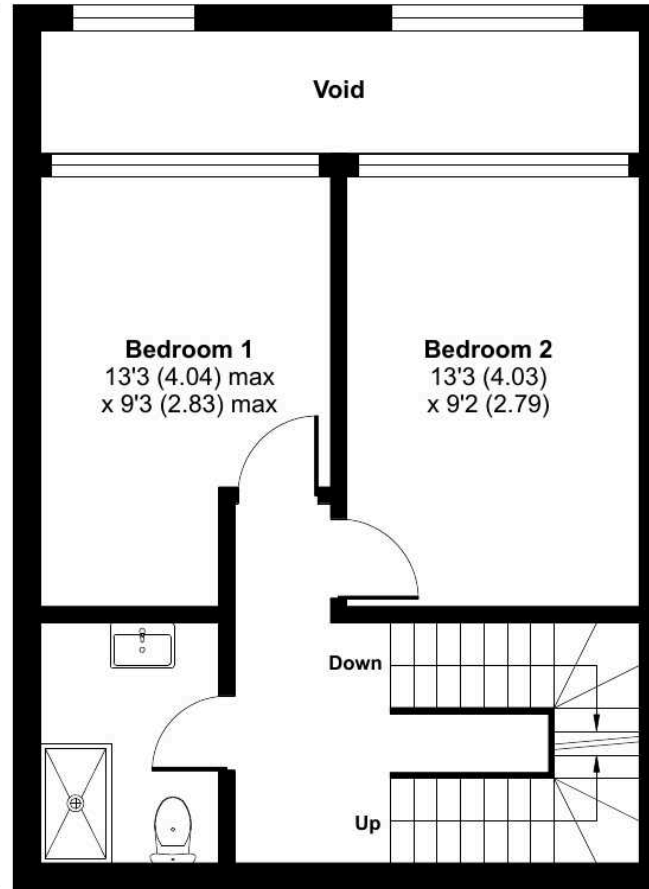
For identification only - Not to scale



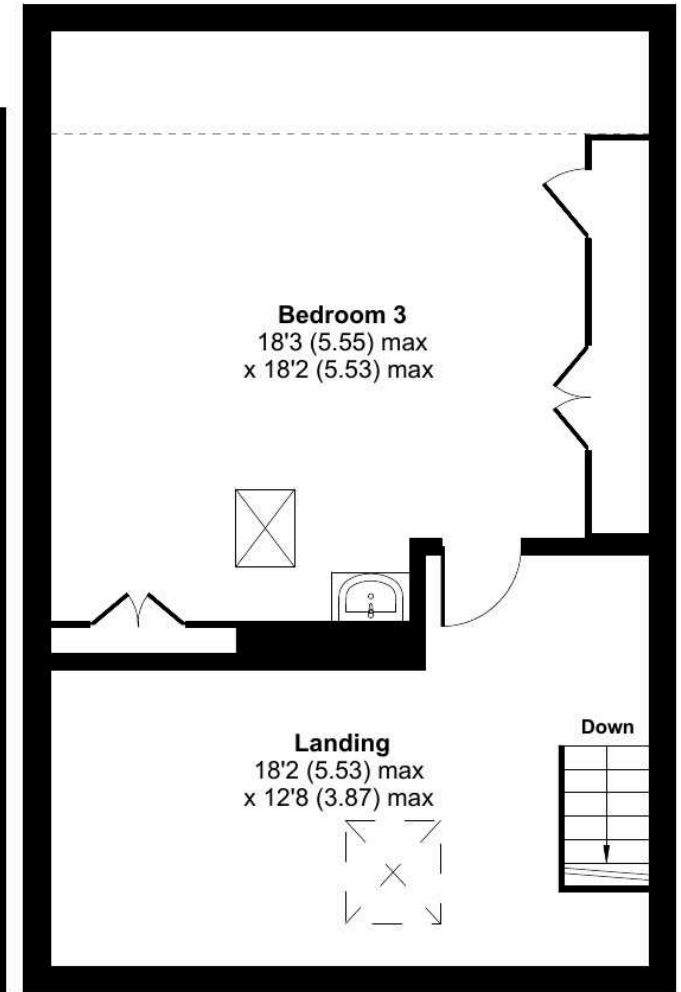
Denotes restricted head height



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1342461



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Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)