



**Allan Morris**  
estate agents

Laughern Brook House,  
The Kedges, Wichenford,  
Worcestershire.

## Laughern Brook House, The Kedges, Wichenford, Worcestershire. WR6 6YE

### Features:

- \* Stunning Grade II Listed Barn Conversion
- \* Generous accommodation
- \* Off road parking & double Carport
- \* Wonderful gardens
- \* 2 x Paddocks with mature Orchard
- \* Exclusive development & stunning outlook

A most spacious stunning Grade II Listed four bedroom Barn Conversion, enjoying wonderful gardens, small paddock and larger paddock/orchard, totalling approximately 6.5 acres, forming part of the exclusive Kedges development in the village of Wichenford.

Accommodation briefly comprises: Reception Hall, Cloakroom, Snug, Study, Living Room, Kitchen/Diner, further downstairs Cloakroom and further Snug (ideal for conversion into further downstairs Bedroom, if required). On the first floor: Master Bedroom Suite with Dressing Room and En-Suite Shower Room, three further double Bedrooms and Family Bathroom.

Outside: To the front is off road parking and double Carport. To the rear are stunning gardens, initially with spacious patio seating area, well tended lawns with mature trees and shrubs, pond with decked seating area and gated access to small paddock area, from which access can be gained into larger paddock/orchard, all in all totalling approximately 6.5 acres.

### LOCATION:

'Laughern Brook House' forms part of the exclusive Kedges development within the village of Wichenford boasting a historic dovecote and popular Public House. The location falls within the sought after Chantry school catchment and is ideally placed for easy access back to Worcester, Malvern and motorway links.

**AGENT'S NOTE:** The far end of the property is attached to the neighbouring property's carport/garage area and is subject to a Flying Freehold underneath the En-Suite.





## Directions:

From Worcester City centre proceed over the river bridge into New Road and bear right, going around Cripplegate Park. At McDonalds bear left into the Hylton Road. After approximately one mile turn left, as signposted to Martley on the B4204. Continue through the village of Lower Broadheath. After approximately 1.5 miles the entrance to 'The Kedges' can be found on the right hand side. On arriving at the development, 'Laughern Brook House' can be found on the left hand side.

What3Words: emeralds.chuck.skillet

WAM 7977

## Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: G

**PRICE: Offers over £ 1,000,000**



Total area: approx. 288.6 sq. metres (3106.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Floorplan & Measurements:

**Living Room:** - 8.18m x 5.28m (26'10" x 17'4" max)

**Study:** - 3.48m x 2.44m (11'5" x 8'0")

**Snug:** - 4.62m x 3.81m (15'2" x 12'6" max)

**Kitchen / Diner:** - 6.35m x 5.44m (20'10" x 17'10")

**Snug:** - 6.35m x 4.22m (20'10" x 13'10")

**Bedroom 1:** - 4.55m x 3.48m (14'11" x 11'5")

**En-Suite:** - 2.9m x 2.06m (9'6" x 6'9")

**Bedroom 2:** - 5.79m x 3.53m (19'0" x 11'7")

**Bedroom 3:** - 4.55m x 4.14m (14'11" x 13'7" max)

**Bedroom 4:** - 3.53m x 3.48m (11'7" x 11'5")

**Bathroom:** - 2.9m x 2.24m (9'6" x 7'4")

**Mezzanine 1:** - 4.55m x 3.58m (14'11" x 11'9")

**Mezzanine 2:** - 3.58m x 3.02m (11'9" x 9'11")

**Store:** - 3.91m x 1.93m (12'10" x 6'4")

**Carport:** - 5.59m x 4.29m (18'4" x 14'1")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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