

AP MORGAN



Lansdowne Walk, Worcester
Guide Price £1,000,000

Features:

- Five-Bedroom Individually Designed House plus Three Studio Apartments
- Spacious Family Home with Flexible Accommodation
- Principal Suite with Dressing Area En-suite
- An Abundance of Parking
- Private Gated Parking
- Garden Room with Electricity
- Walking Distance to Worcester City Centre, Local Schools & Amenities
- Single Standing Charges for Whole Development inc Studios. Energy costs Under £200 per month.
- Potential Rental Income of £65k per annum

Description:

Offered via the Modern Method of Auction through Brookvale Auctions.

A substantial family home, a full annexe, and three studios with genuine business potential. This is not just a house, it is a lifestyle.

Set in a fantastic semi-rural, private location surrounded by parkland and fields, yet still within walking distance of the city, Hampton House is a substantial detached family home with a self-contained annexe attached. The main house offers four bedrooms and two bathrooms, including a principal suite with its own dressing area and en-suite, while the annexe adds further living space, a bedroom, and three studios that open up real potential for a business or multi-generational living. With private gated parking, a garden room with electricity, and plenty of space throughout, this is a rare kind of property.

We asked them what made them buy it...

"We loved that we could walk into the city, but the moment you're home, you feel completely tucked away, surrounded by fields and parkland. It's the kind of privacy you don't expect to find so close to everything."

What about the house itself?

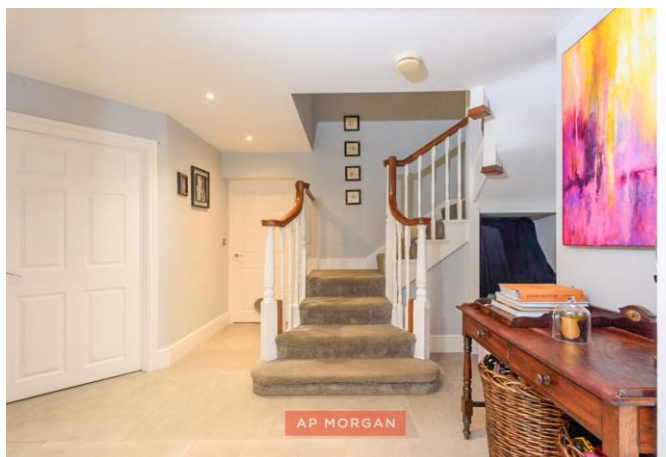
"The annexe was what really won us over. Having that separate space, with its own kitchen, lounge, and bedrooms, has given us so much flexibility. And the studios have been brilliant, whether that's for guests, family, or running something of our own from home."

Our agents say...

This is a genuinely special property. The main house has a beautifully fitted kitchen and dining room, a separate utility room, and a sitting room and snug that give the whole family space to spread out. Upstairs, the principal suite is a real standout, with a dedicated dressing area and en-suite, alongside three further bedrooms and a family bathroom across the first and second floors. Step into the annexe and you have a self-contained lounge diner, kitchen, bedroom with en-suite, and a first floor with its own living and bedroom areas, plus a further bedroom with en-suite. And then there are the three studios, offering real flexibility for a home business, guest accommodation, or extended family living.

Outside, private gated parking gives real peace of mind, and the garden room with electricity is ready for whatever you need it to be, whether that's a home office, gym, or simply a quiet spot to sit. Add in the walking distance to Worcester city centre, and you have a property that combines privacy, space, and genuine opportunity.

There is a potential of over £65k in rental income per annum from the 3 studio apartments (based on a house income of £2600 per month).



Homes like this, with this much flexibility and potential, do not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Brookvale Auctions. Completion required within 56 days of reservation form being completed. (subject to mortgage, affordability and survey). A non-refundable 3% +VAT Reservation Fee is payable in addition to the purchase price and is included in Stamp Duty calculations. All bidders will be required to complete ID and Anti-Money Laundering (AML) checks via Landmark Compliance or Credas.

Buyers will need to provide proof of funds and carry out their own due diligence, Subject to an undisclosed Reserve Price. Starting Bid and Reserve may change The Partner Agent or Auctioneer may recommend third-party services. You are not obliged to use them and should consider alternatives. If you choose a recommended service, the Auctioneer or Partner Agent may receive a referral fee, which will be disclosed to you before you proceed.

Details:
Hall

Sitting Room 17'8" x 15'7" (5.38m x 4.75m) Both Max

Snug 11'3" x 10'2" (3.43m x 3.1m)

Kitchen/Dining Room 21'9" x 12'6" (6.63m x 3.8m) Both Max

Utility 6'7" x 5'11" (2m x 1.8m)

WC

Landing

Principal Suite 12'5" x 11'11" (3.78m x 3.63m) Both Max

Dressing Area 6'7" x 6'2" (2m x 1.88m)

Ensuite 5'11" x 5'9" (1.8m x 1.75m)

Bedroom 9'6" x 6'7" (2.9m x 2m)

Bedroom 11'1" x 9'7" (3.38m x 2.92m)

Bathroom 9'3" x 8' (2.82m x 2.44m)

Landing (2nd Floor)

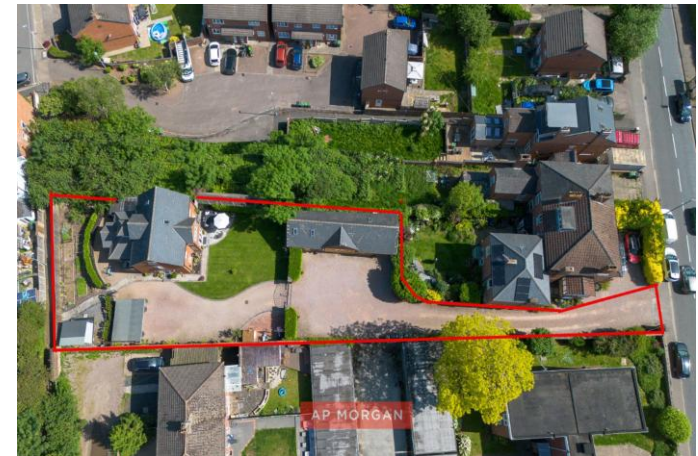
Bedroom 10'8" x 9'8" (3.25m x 2.95m)

Bedroom 10'8" x 10'2" (3.25m x 3.1m)

Bathroom 7'9" x 4'11" (2.36m x 1.5m)

EPC Rating: C
Council Tax Band: F (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

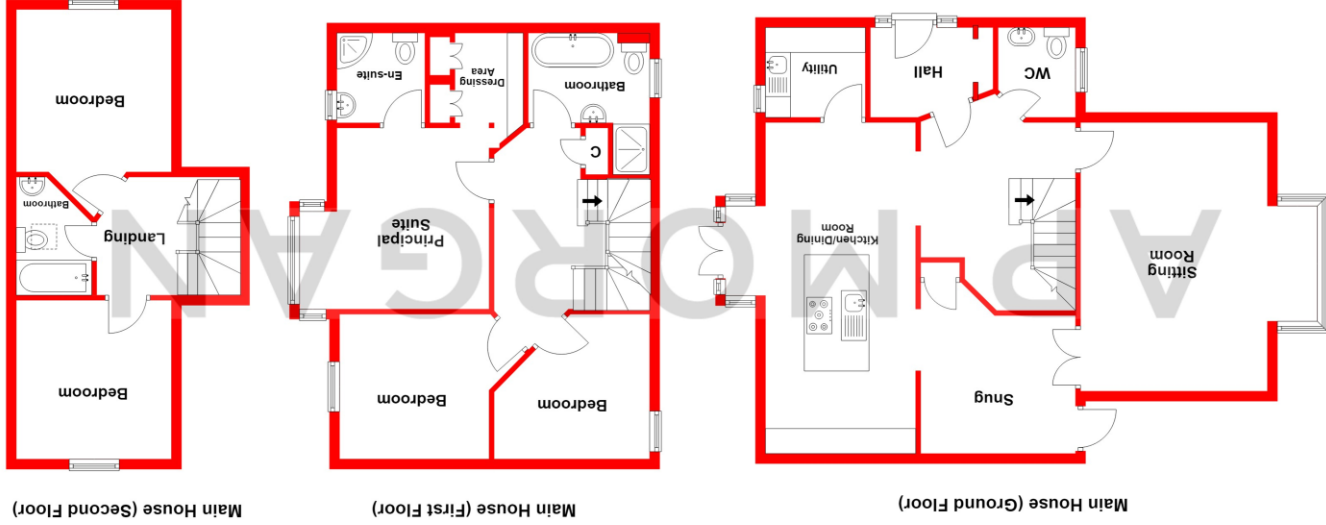
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 162.9 sq. metres (1753.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planlup.

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