






Chaundy House

The Village, Hartlebury, DY11 7TE

Andrew Grant

Chaundy House

The Village, Hartlebury, DY11 7TE

4  2  2 

A high-quality traditional detached home, nicely situated in the heart of Hartlebury village, immaculately kept and boasting a spacious floorplan of accommodation. It also features an excellent plot and extensive outbuildings, including a detached garage/workshop and a timber gym/studio.

Key features

- Traditional detached home
- Central village location
- Substantial plot
- Extended kitchen
- Conservatory
- Master with en-suite
- Established private rear garden
- Timber outbuilding
- Detached double garage with workshop
- Ample driveway parking and large carport

Freehold / 1,946 sq. ft.





This impressive detached home boasts attractive traditional kerb appeal and is situated on a substantial plot. The current owners have beautifully maintained the home while adding substantial garaging and workshop space. Additionally, there is an excellent timber outbuilding located at the bottom of the garden.

The property itself features a spacious floorplan, including a sizeable extended kitchen at the rear with a view of the garden. On the ground floor, you will find three living rooms, including a conservatory connected to an extensive living room. Upstairs, there are four bedrooms serviced by a bathroom and an en suite.

The property is nicely set back from the road behind a deep driveway and a front garden. The driveway is neatly laid with block paving and can accommodate around five cars, while the adjoining garden is mainly laid to lawn and bordered by a curved retaining wall.

Attached to the house is a large enclosed carport, accessed via a roller shutter door from the driveway. It is ideal for housing a variety of vehicles and features extensive overhead storage. The carport is open at the rear and leads to a fantastic detached garage, incorporating a workshop area. This extensive outbuilding also features sizeable boarded loft space and includes power, lighting, central heating and space/plumbing for appliances.



Entrance

The house itself is approached from the front via an enclosed porch with quarry-tiled flooring and glazed internal oak doors providing access to the entrance hall which has stairs rising to the first floor and doors leading to the kitchen, living room and dining room.

Living room

There is a welcoming main living room that runs from the front to the back of the property and opens onto an adjoining conservatory at the rear. This light and airy room is centred around a neat fireplace housing a multi-fuel burner. The room also includes dual-aspect windows with shutters.





Conservatory

The conservatory flows nicely from the living room, featuring porcelain-tiled flooring and French doors leading out to the rear garden.



Dining room

To the front of the ground floor is a pleasant dining room, which could also serve as an office, with oak flooring and an attractive rustic-style fireplace housing a multi-fuel burner.



Kitchen

At the rear of the ground floor is a quality kitchen that has been extended to provide a great space for families and entertaining.

This room has been thoughtfully designed with a three-seater island in the centre featuring a granite top.



The kitchen also boasts a comprehensive range of units with under-cupboard lighting, a built-in double oven and hob with an extractor above, an integrated dishwasher, downlighters and an understairs cupboard.

A large picture window overlooks the rear garden and a glazed door leads to a lobby area with a downstairs WC and a door leading out to the carport.

First Floor

The first-floor accommodation is accessed from the landing, which has a window to the rear aspect and a loft hatch providing access to the roof space.

Bedroom one

Bedroom one is a large double room with a leafy view to the front and benefits from en-suite facilities. The en-suite has been recently refitted to a stylish contemporary finish and features tiled walls, a shower cubicle and quality dark blue fitted furniture incorporating storage, a washbasin and a low-level WC.





Bedrooms two, three and four

The second bedroom is a good-sized double room with fitted wardrobes along one wall, while bedroom three also features built-in wardrobe space. Bedroom four is a single room with a window to the front aspect.

Bathroom

The family bathroom is well presented and features a panelled bath with a shower above, downlighters and fitted furniture incorporating storage, a washbasin and a low-level WC.





Garden

A delightful established rear garden completes the package, providing quality outside space that is extremely private and neatly maintained. It comprises a paved patio ideal for al fresco dining, leading to a large lawn with raised beds and mature borders.

Gym

A paved pathway leads to the far end of the garden, where you will find a fantastic timber outbuilding currently being used as a gym. This excellent structure has downlighters, is fully double-glazed and insulated and includes a decked canopy porch housing a hot tub. French doors from here provide access inside.



Services

The property has mains gas, electricity, water and drainage, a security alarm system and broadband.

Council tax band – E

Location

Chaundy House enjoys a lovely position in Hartlebury, set well back from a leafy traditional road and close to the village centre. Hartlebury has much to offer its residents and the central location of this property ensures convenient access to everything within the village.

Within the curtilage of Hartlebury, several services and amenities are available, including a village store/post office, a country pub and a primary school. Additionally, within easy walking distance of the property, you will find the village train station, a valuable asset, providing regular services to Worcester, Kidderminster and Birmingham. The nearby A449 offers excellent road connections to the M5 motorway, Worcester and Birmingham.

For those who love the outdoors, fantastic countryside and green spaces are right on the doorstep of Hartlebury, with quiet country lanes leading out of the village to nearby beauty spots such as Hartlebury Common. This is a locally renowned nature reserve with pools, wooded trails and delightful views.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chaundy House, The Village, Hartlebury, DY11 7TE

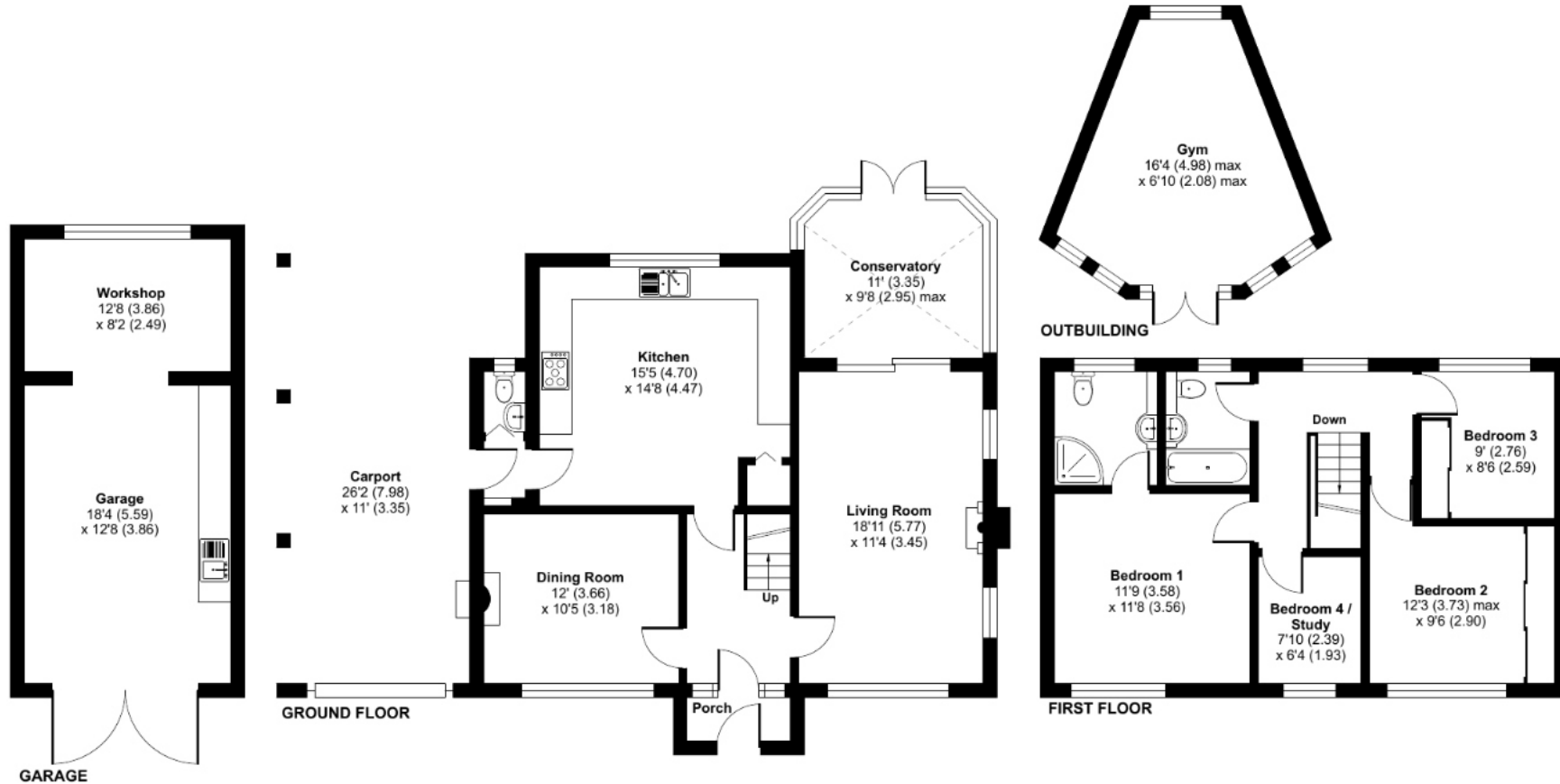
Approximate Area = 1422 sq ft / 132.1 sq m (excludes Carport)

Garage = 346 sq ft / 32.1 sq m

Outbuilding = 178 sq ft / 16.5 sq m

Total = 1946 sq ft / 180.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1028469



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com