

Andrew Grant
PRESTIGE & COUNTRY



Hawford Grange

Hawford, WR3 7SG

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Hawford, Worcester WR3 7SG

4 Bedrooms 3 Bathrooms 3 Reception rooms

“A truly elegant Edwardian residence”

Scott Richardson Brown CEO

- This grand family home covers over 3,000 sq. ft. of accommodation with four double bedrooms and sprawling gardens
- Original features including high ceilings, fireplaces and deep decorative coving create an ambiance of opulence throughout the property.
- The magnificent country kitchen features a huge island, an AGA and shaker style units that combine to create a very stylish and functional family space.
- Three versatile reception rooms offer ideal accommodation that can adapt to the changing needs of a growing family.
- Four double bedrooms, each generously sized and serviced by two large contemporary family bathrooms with free standing baths.
- The elegant and luxurious master suite features, three large sash windows and an impressive dressing room leading to an en suite shower room.
- The charming south-facing main garden, with a spacious terrace for outdoor dining and meticulously landscaped lawns, provides a tranquil space for both family time and entertaining friends.

3,489 sq ft (324 sq m)

Offers in excess of £850,000





A timeless four-bedroom family home, spanning over 3,000 sq ft where historic charm meets modern luxury.

Situated just a 5 minute drive from the M5, Hawford Grange is nestled behind an electric wooden gate that leads you up a long brick driveway to a stunning south-facing terrace.

Beyond the grand entrance porch, the interior unfolds into a majestic hall and spacious living areas that include a large, elegant show stopper of a kitchen, stylish and sophisticated drawing room and a large, bright sitting room.

The first floor features a luxurious master suite and three additional double bedrooms, complemented by two contemporary and well designed family bathrooms.

The elegance and sophistication of this property extends outside to the meticulously landscaped gardens that provide inviting spaces for relaxation and entertainment.

This Edwardian residence is a timeless masterpiece that blends classic elegance with modern comforts to create the perfect family home.





Hawford Grange is approached via a long drive and is situated next to Hawford Dovecote, a rare and captivating 16th century half-timber dovecote owned by the National Trust.

Beyond the double electric wooden gates, a path extends from the large brick driveway and large parking area to the terrace, where the large entrance porch welcomes you into the property.





The entrance hallway

The grand but welcoming entrance porch with decorative arched windows leads in to the majestic hallway. The marble floors and grand staircase immediately establish the sophisticated tone of this elegant Edwardian family home.





Flowing from the hall, a corridor leads to the cellar, kitchen/ family room and a useful and brightly decorated cloakroom with a low-level WC and washbasin.



The kitchen

Truly the heart of this home is the huge country kitchen and family room that features a large modern kitchen island with a breakfast bar, built-in sink and AGA.







The French doors that lead out on to the ornamental garden combine with high ceilings, recessed spotlights and dual aspect windows to create a bright and inviting atmosphere.





The drawing room

The bright and elegant drawing room features plush carpeted floors, high ceilings and an original fireplace with marble surround.

This refined and stylish room effortlessly provides a comfortable space for both formal gatherings and cosy informal family moments.



The living room

The large, luxurious living room features wooden parquet flooring, a floor-to-ceiling, south-facing, sash window and an original cast iron fireplace with a decorative marble surround.

Deep coving and high ceilings enhance the grandeur of this room, creating a bright and inviting space for relaxation and entertainment.



The snug

At the rear of the property, just off the kitchen is a cosy snug providing a comforting retreat with carpeted floors, an exposed beam, French doors and a brick corner that features a wood-burning stove.

This bright and generously sized room could easily be configured to serve as a playroom or as a home office/study.



The cellar

Currently utilised as a storeroom, the large cellar features down lighters and tiled flooring and could easily be re configured as a gym or a family games room.



The first floor landing

Ascending to the first floor, a large landing illuminated by a sky lantern leads to the master suite



The master suite

This vast suite features a huge double bedroom with a cast iron decorative fireplace and three sash windows. The massive dressing room flows seamlessly from the bedroom and features built-in wardrobes and shelving.





The dressing room

The dressing room features beautiful, purpose built, mirrored wardrobes and due to its impressively large size, holds the potential for conversion into a fifth bedroom, whilst still maintaining space for a walk-in wardrobe.



The master en suite shower room

The equally impressive and well equipped shower room, which is accessible from both the landing and the dressing room, completes the luxurious master suite.



Bedroom two

At the rear of the property, bedroom two is a good-sized double bedroom with dual aspect windows and a staircase leading to a dressing area/snug, an ideal space for a potential study or home office.





Family bathrooms

The two contemporary family bathrooms both feature large luxurious free standing baths and stylish tiling. Bathroom one benefits from dual sinks, set in a large grey vanity unit with a marble counter top. Whilst bathroom two has a baby pink roll top bath with claw feet and a cream vanity unit with a washbasin.

Both bathrooms also have a low-level WC and windows brightening the space.







Bedrooms three and four

There are two further bedrooms upstairs, are each generously sized and both with large sash windows. Bedroom three also features an original decorative cast iron fireplace.





Gardens and grounds

The allure extends outdoors to the meticulously landscaped gardens. A pathway from the terrace extends around to the rear of the property and grants access to a second ornamental garden, with manicured lawns and decorative low-level hedges.



The south-facing main garden, with its lush lawn and expansive terrace is bordered by hedges and wooden fences, making it the perfect spot for al fresco dining.

Location

Hawford Grange is situated in the peaceful hamlet of Hawford, nestled between Ombersley and the stunning Cathedral city of Worcester. The hamlet features a fishery, public house and footpaths that offer tranquil walks along the Droitwich Barge Canal and surrounding countryside.

King's Hawford and RGS the Grange, both Ofsted-rated 'outstanding' primary schools are within a 7-minute drive of the property, leading onto the prestigious King's School Worcester and RGS Worcester, both conveniently located within Worcester City.

Nearby, Ombersley has a delicatessen, the renowned Checketts butchers, three public houses, the Venture Inn restaurant, a church and dentists' and doctors' surgeries. Worcester can also boast an extensive selection of high street shops, restaurants and traditional pubs.

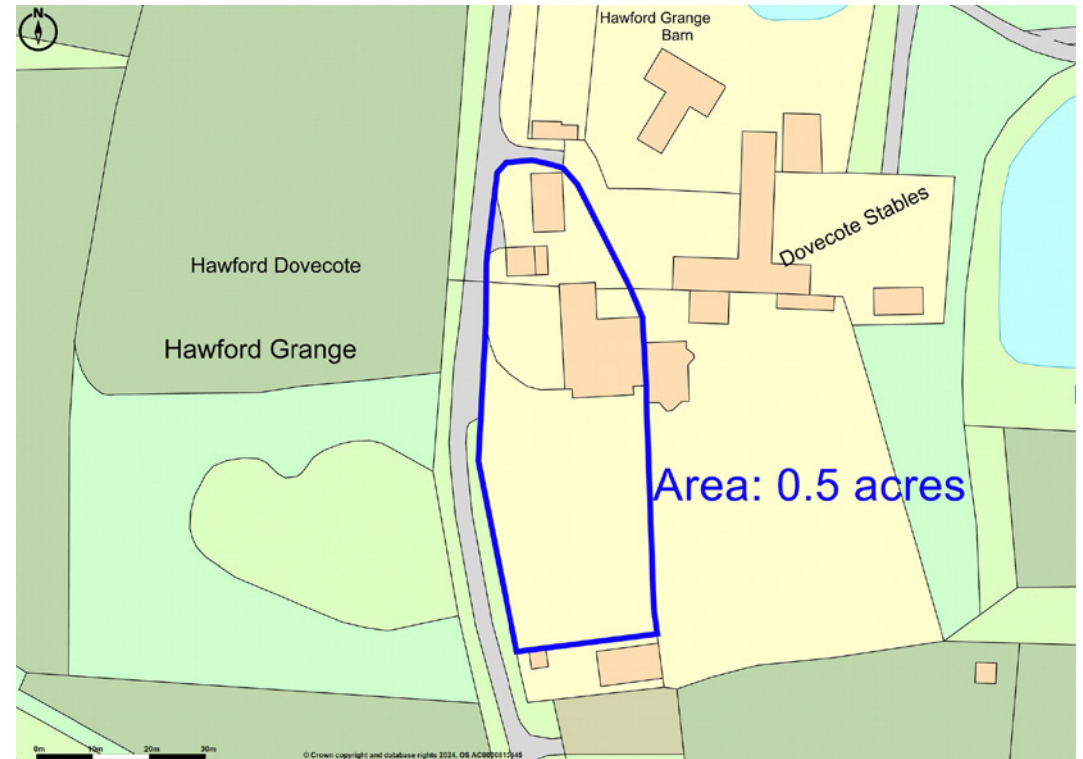
Furthermore, Worcester benefits from outstanding transport connections, with Worcester Foregate Street Railway Station and convenient access to the M5 motorway via Junctions 6 and 7.

Services

The property benefits from oil central heating and mains electricity, water & drainage.

Council Tax

The Council Tax banding for this property is **Band F**



Hawford Grange, Hawford

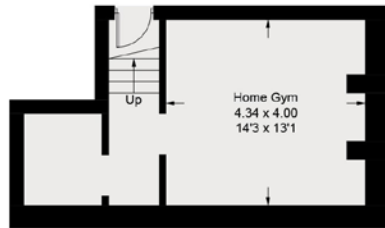
Approximate Gross Internal Area = 297.7 sq m / 3204 sq ft

Cellar = 26.5 sq m / 285 sq ft

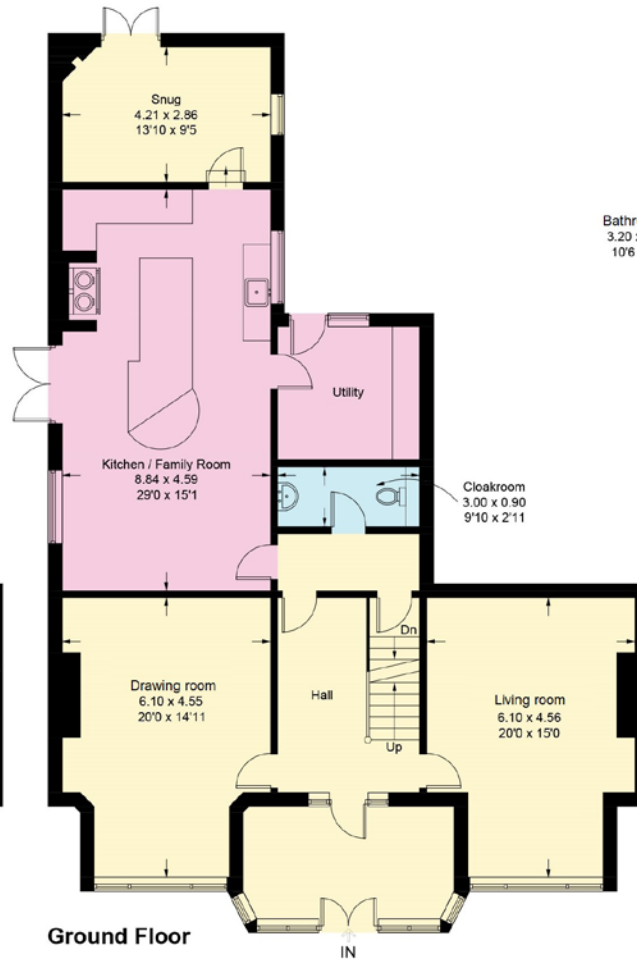
Total = 324.2 sq m / 3489 sq ft



Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



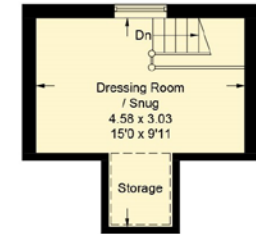
Cellar



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for guidance only and must not be relied upon as a statement of fact.



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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