



Colster

Waresley Road, Hartlebury, DY11 7XT

Andrew Grant



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 **3 Bedrooms**  **4 Receptions**  **2 Bathrooms**

Freehold / 1,736 sq. ft.

KEY FEATURES:

- Extensive family home
- Large south west facing garden
- Lovely character features
- Excellent location in the heart of Hartlebury
- Wealth of versatile accommodation
- 3/4/ bedrooms
- Annexe potential

'Colster' is an outstanding period home set on a large plot in the is rarely available location.

Substantially extended to provide a wealth of versatile accommodation. There are four reception rooms with one of these ideal for use as a fourth bedroom, a ground floor bathroom, a utility and the hallway has stained glass. There are three bedrooms and a bathroom on the first floor. Outside is a long drive, a garage and a superb garden.

Situation

'Colster' enjoys a delightful position within Hartlebury, set back nicely from this lovely leafy road in the old part of the village. This excellent location provides the owner with a tranquil lifestyle, within easy reach of local amenities and many nearby beauty spots and attractions. Directly at hand in Hartlebury is a popular country pub at the bottom of the road, a useful village store/ post office on Inn Lane and a well-respected primary school within easy walking distance of the subject property. For those who commute, Hartlebury is a hugely convenient place to live, with the village train station providing a regular service to Birmingham and Worcester and the nearby A449 linking up with the M5 motorway. There is also some fantastic Worcestershire countryside on the doorstep with winding country lanes leading to local beauty spots such as Hartlebury common which is a natural oasis complete with pools, woodland walks and delightful views.



Description

'Colster' is a truly exceptional traditional home offering much more than the average semi-detached residence, especially in the sheer scale of accommodation it offers and the options this provides for an owner. The subject property has been massively upgraded and enlarged by the current owners, who have taken this home to another level. It now offers a vast array of versatile space which could lend itself to dual occupancy and those needing four bedrooms or even five, with an additional reception room at the rear of the ground floor ideal as a bedroom and the garage providing conversion potential for a fifth (subject to planning permission). The outside space beautifully compliments the interiors, affording the property with generous parking at the front for multiple vehicles and a magnificent family-friendly garden at the rear which is extensive in size and not overlooked.

Approach

The property is beautifully set behind a sweeping gravelled driveway which can cater for around six cars and leads to the covered porch and garage. The garage is accessed via an up and over door and features power, lighting and has been plastered out allowing for ease of conversion should the new owner decide to create additional living accommodation.

Hallway

Once through the front door, one is greeted by a welcoming hallway complete with delightful original stained glass windows and featuring stairs rising to the first floor, storage cupboard and doors leading to the sitting room, living room, kitchen and WC.

Sitting room

The light and airy bay fronted sitting room has a wonderful Art Deco fireplace as a centrepiece, which is still regularly used for open fires by the owners.

Living room

There is a living room off the hallway with glazed double doors leading to an adjoining dining room. This in turn flows nicely in the kitchen and has a skylight and double glazed French doors opening on to the garden.



Kitchen

The spacious kitchen/diner is well presented to a contemporary standard and features a high vaulted style ceiling with skylight making for a lovely light feel. Comprising matching wall and base units, solid wood surfaces with inset sink drainer, oven and hob with extractor above, integrated dishwasher, American style fridge freezer, double glazed window overlooking the garden and internal door leading to the utility.

Utility

The utility is a good size and has solid wood worktops, wall and base units, plumbing for a washing machine and space for a tumble dryer, skylight, door to the garage and an inner hallway leading to the remainder of the ground floor accommodation. The utility could lend itself to conversion in to a second kitchen to form part of a self-contained annexe in conjunction with the adjoining bathroom and additional reception room, which is presently used as a gym.



Garden room / bedroom four

Beyond the hallway is a lobby area with a double glazed door to the garden and internal doors leading to the bathroom and additional reception room/ fourth bedroom. The latter is a highly versatile room, currently being utilised as a gym and which could easily lend itself to a bedroom, featuring a skylight, tiled flooring, large walk-in cupboard/ wardrobe and double glazed French doors opening beautifully on to the garden.

Ground floor bathroom

The ground floor bathroom is well appointed and has a panelled bath with shower above, tiled walls, chrome radiator, skylight pedestal wash basin and low level WC.





First floor

The first floor landing is spacious enough to accommodate a seating area or desk and has a double glazed window to the side aspect.

Bedrooms one and two

Bedrooms one and two are both good sized double rooms and feature two built-in cupboards. Bedroom two also has a pretty period fireplace with attractive tiling.

Bedroom three

Bedroom three is a good single room with double glazed window to the front aspect and built-in storage.

Bathroom

The first floor bathroom is generous in size and nicely appointed, comprising panelled bath with shower above, pedestal wash basin, low level WC, chrome radiator, tiled flooring and airing cupboard housing the 'Worcester' boiler.







Garden

The rear garden is a fantastic feature of the property and will appeal to keen gardeners and those looking for large family-friendly outdoor space. Extensive in size and not overlooked, this neatly maintained garden also benefits from a sunny south westerly aspect. Comprising paved patio with Camellia bush, outside lighting and tap, plus a brick built potting shed, wood storage and lockable shed all with lighting. Beyond here is a long flat lawn with seating area and bordered by well stocked beds featuring many perennial plants along with specimen trees including lovely palms. At the far end of the garden is a delightful area which is awash with bluebells in the spring under the shade of a mature eucalyptus.

Some of the pictures of the garden were taken one summer.

Services

Mains gas, electricity, water and drainage.

Council tax band D.



Colster, Waresley Road, Hartlebury, Kidderminster, DY11

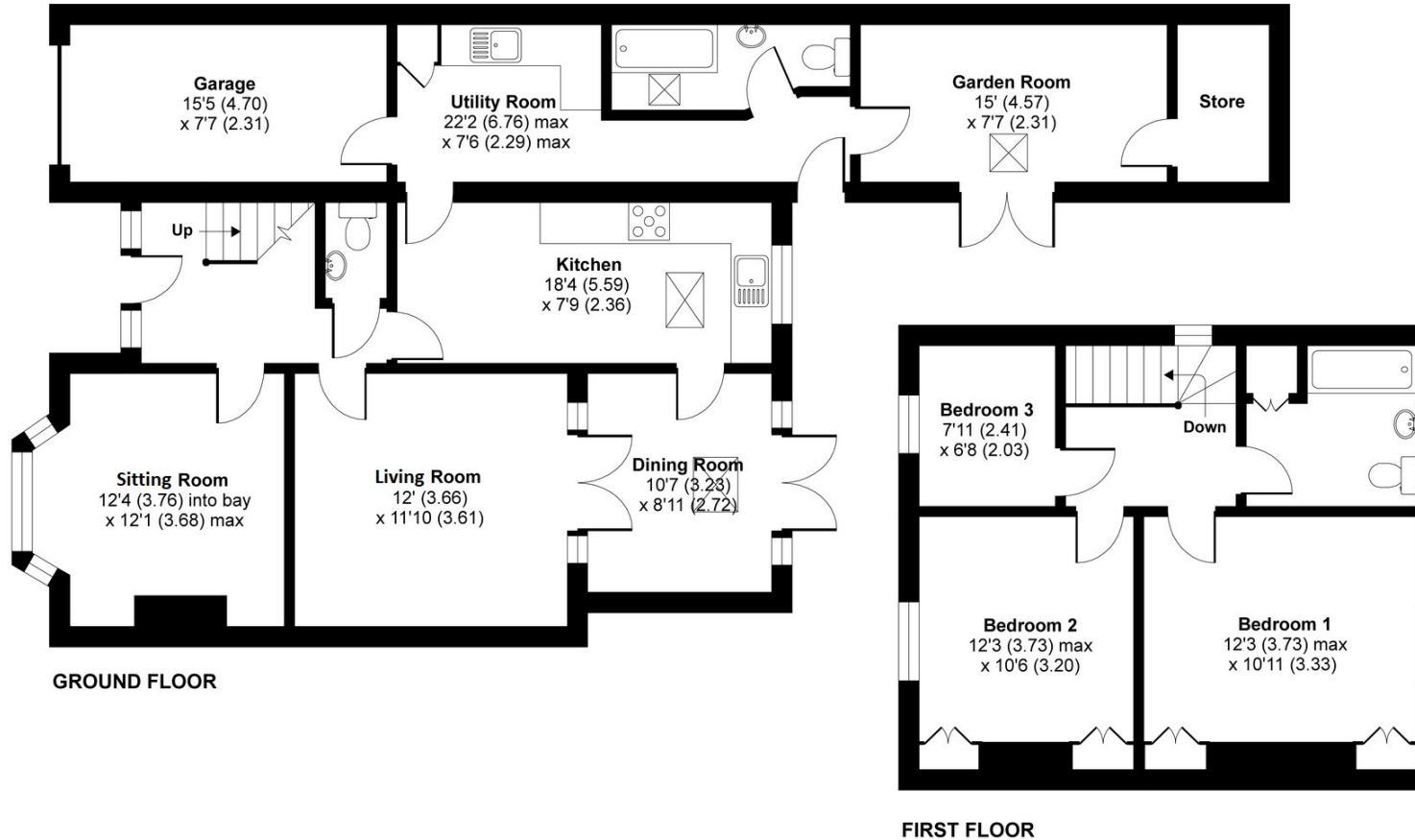


Approximate Area = 1617 sq ft / 150.2 sq m

Garage = 119 sq ft / 11.1 sq m

Total = 1736 sq ft / 161.3 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 2021. Produced for Andrew Grant. REF: 706534



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-91)	B		
(69-84)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		70	82

EU Directive 2002/91/EC
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Andrew Grant
T: 01905 734 734
E: hello@andrewgrant.com

