



**20 Waresley Court Road**  
Hartlebury DY11 7TQ

**Andrew Grant**







## 20 Waresley Court Road

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 **3 Bedrooms**    **1 Reception**    **1 Bathroom**

Freehold / 1,064 sq. ft.

### KEY FEATURES:

- Traditional family home
- Peaceful village setting
- Stylish fitted kitchen
- Living room with cosy fireplace
- Cloakroom
- Versatile boot room
- Well-appointed family bathroom
- Expansive rear garden
- Ample driveway parking

A traditional home with a large family-friendly garden nestled within the delightful village of Hartlebury.

This wonderful family home boasts inviting accommodation, seamlessly blending warmth and functionality. Upon entry, a light-filled hallway beckons, leading to the living room adorned with a charming fireplace. The kitchen, with its shaker-style units and garden views, offers an ideal space for culinary endeavours and dining. A side lobby grants access to a cloakroom and a practical boot room. Upstairs, a spacious landing reveals the well-appointed family bathroom and three bedrooms, including two generous double rooms.

Outside, behind wooden gates, a substantial driveway provides ample parking for numerous vehicles. To the rear, a sprawling garden features a large decked area and an extensive lawn, offering plenty of space for the entire family to enjoy.

### Situation

Positioned along the picturesque Waresley Court Road, this property is perfectly positioned, set back behind a sizeable driveway and boasting a spacious, family-friendly garden at the rear. Located in a tranquil corner of Hartlebury village, residents here enjoy a wealth of amenities, including the nearby recreational ground, just steps away from the property. This green oasis offers a variety of amenities for families and dog owners alike, including a football pitch, children's play area and an enclosed tennis court.





A short stroll from the village centre unveils a host of conveniences within Hartlebury's curtilage. Residents benefit from a village store/post office, a charming country pub and a primary school, all within easy reach. Moreover, the village train station, a valuable asset, provides regular services to Worcester, Kidderminster and Birmingham, enhancing connectivity for commuters.

For nature enthusiasts, the surrounding countryside beckons, with idyllic greenspaces and quiet country lanes leading to nearby beauty spots such as Hartlebury Common. This locally renowned nature reserve offers tranquil wooded trails, serene pools and breathtaking views, providing endless opportunities for outdoor recreation and exploration. Access to the nearby A449 ensures excellent road connections to the M5 motorway, Worcester and Birmingham, further enhancing the appeal of this delightful village location.

### Description

Nestled behind wooden gates lies a spacious gravelled driveway that offers plentiful parking for numerous vehicles, including motorhomes and caravans. Flanked by mature hedgerows and shrubbery on either side, it exudes a delightful sense of privacy and seclusion.

Upon stepping into the property, a warm and inviting hallway beckons you inside, bathed in natural light from a side-facing window. Wooden flooring leads the way to both the living room and kitchen, while a staircase ascends to the first floor.

Positioned at the front of the property, the light and airy living room boasts abundant natural light flowing in through its front-facing window, offering a delightful view of the surroundings. The focal point of the room is a charming fireplace, complete with a wrought iron grate, brick hearth and wooden surround, infusing the space with both warmth and character.

The kitchen features elegant shaker-style wall and base units, complemented by wooden countertops that house a one and a half bowl sink with a drainer and mixer tap. Within the recess, there is plenty of room for a slot-in cooker, along with a tall fridge freezer. Stylish tiled flooring extends seamlessly throughout the space, while there is ample room for a dining table alongside the kitchen units. Two rear-facing windows offer picturesque garden views and flood the room with natural light.









A partially glazed door positioned at the side of the kitchen provides access to a side lobby, where you will find doors leading to both the cloakroom and a practical boot room.

The cloakroom is equipped with a low-level WC, a washbasin placed atop a vanity unit and tiled flooring.

Currently functioning as a boot room, an adaptable space, offers convenient access to both the front and rear of the property. Ideal for storing muddy boots, it holds potential for conversion into a utility room to suit your needs.

### **First Floor**

As you ascend the staircase, you will find yourself on a spacious landing that serves as a gateway to the bedrooms and bathroom. A hatch offers entry to the loft space, adding to the home's practicality.

Natural light pours into a spacious double bedroom through its front-facing window, creating an airy and inviting atmosphere.

Situated at the rear of the property, a second generously proportioned double bedroom features a fitted wardrobe and enjoys delightful views of the garden through its window.

Bedroom three is a cosy single room offering a charming outlook over the front.

Rounding off this level is the family bathroom, featuring a low-level WC, a washbasin resting atop a vanity unit and a luxurious roll-top clawfoot bathtub with a shower attachment. The splashback is adorned with tiling, while marble-effect tiling graces the wall surrounding the bath. An obscure-glazed window ensures both privacy and ample natural light.













### Gardens and Grounds

This charming residence boasts a spacious, family-friendly garden at the rear, perfect for enjoying outdoor living. Step onto the large decked area, ideal for alfresco dining, flanked by gravel on one side and a substantial log store on the other. Beyond the deck lies an expansive lawn, offering ample space for pets and children to play. Bordered by a combination of panelled fencing and mature hedgerow, the garden offers exceptional privacy, with mature trees in the vicinity providing a leafy backdrop. Meander down the lawn and you will discover a sizable chicken coop, currently home to the resident ducks. At the far end of the garden, beyond the formal lawns, lies an area ripe with potential, whether for a vegetable garden or extending the existing lawn. Tucked away at the rear is a shed with a corrugated roof.

### Services

Mains gas, electricity, water and drainage.  
Broadband is available at this property.

Council tax band - C.



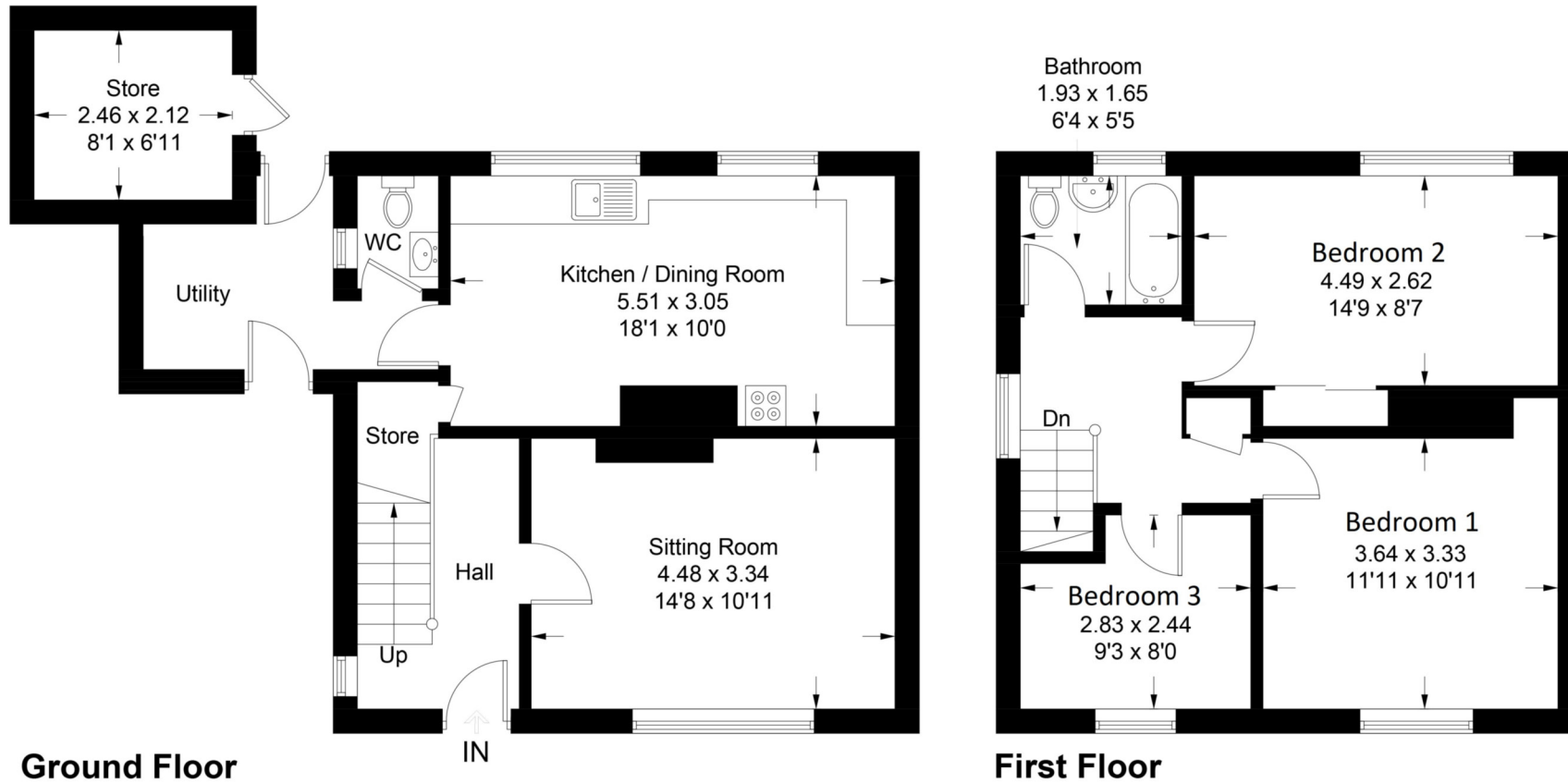






# 20 Wareley Court Road

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft  
 External Store = 5.2 sq m / 56 sq ft  
 Total = 98.9 sq m / 1064 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	83 B





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