



52 Waresley Park
Hartlebury DY11 7XE

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A beautifully designed four-bedroom family home situated in the village of Hartlebury. This exceptional family home boasts a lovely south-west facing garden with patio area for alfresco dining, a generously sized sitting room with an adjacent dining room and a bright and welcoming conservatory. This property offers the perfect opportunity to become your next family abode.

Key features

- A well-appointed family home with four versatile bedrooms.
- The primary bedroom benefitting from a well-appointed en suite for ultimate privacy and convenience.
- Expansive living areas including a spacious sitting room, a dining area and a wonderful conservatory.
- Secluded lawned garden with patio area, perfect for alfresco dining and entertaining.
- The property benefits from generous off-street parking and a single garage which has power and lighting.
- Situated in the village of Hartlebury, offering rural tranquillity, yet within easy access to nearby towns and cities.
- In close proximity to Hartlebury common, perfect for dog walks, trails and enjoying the surrounding countryside.

1521 sq ft / 141.3 sq m





The kitchen

The kitchen boasts wooden cabinetry and granite countertops, providing ample space for food preparation and storage. The space includes an electric double oven, hob with extractor fan, dishwasher, fridge freezer, microwave, washing machine, tumble dryer and a double sink overlooking the garden. With seamless access to the dining room and garden, the kitchen connects effortlessly to the rest of the home, making it ideal for entertaining.





The dining room

Adjacent to the kitchen, the dining room offers direct access to both the conservatory and living room, enhancing the seamless open-plan flow of the property. This spacious area easily accommodates a dining table, making it an ideal setting for family meals and entertaining.





The living room

The inviting living room is bathed in natural light, thanks to a large bay window that enhances the sense of space. At its heart, a gas fireplace nestled within a feature mantelpiece adds warmth and character, creating a cosy and welcoming atmosphere.





The conservatory

Completing the ground floor is a generously sized conservatory that overlooks the garden and patio area. This charming space features wooden laminate flooring, feature LED lighting and French windows, blending indoor and outdoor living with year-round entertaining.



Bedroom one

Bedroom one is a spacious double with views overlooking the rear of the property. Flooded with natural light from a large double-glazed window, this room also benefits from some fitted wardrobe space.





Bedroom one en suite

Bedroom one also benefits from a well-appointed and stylish en suite. The space features high-gloss tiled floors and walls, a walk-in shower cubicle, a WC, a towel radiator and a washbasin to ensure ultimate privacy and functionality.



Bedroom two

Bedroom two is another spacious double room, enhanced by a large window that floods the space with natural light, offering tranquil views of the hartlebury countryside.



Bedroom three

Bedroom three is a well-sized family room, providing a comfortable space for rest and relaxation. The room benefits from a large double-glazed window, which provides wonderful views of the garden and floods the space with natural light.





Bedroom four

Completing the accommodation is bedroom four, currently used as a nursery. This versatile space can easily be converted back into a generously sized family bedroom, catering to the diverse needs of any homeowner.



The bathroom

The bathroom is a well-appointed space, featuring a bath, a WC and a washbasin, offering both comfort and practicality.



The garden

The garden at the rear of the property is a private oasis, with a wonderful patio area ideal for alfresco dining. Several steps from the stone patio provides access to the well-manicured lawn, and soft planting beds for flowers and shrubs. Enclosed by fencing this garden offers a secluded space to relax and unwind.



Location

Waresley Park is a semi-rural development located on the outskirts of the picturesque village of Hartlebury, surrounded by beautiful countryside. The nearby Hartlebury Common is a popular destination for nature walks and dog walking. The village offers a range of amenities, including local shops and a well-regarded country pub.

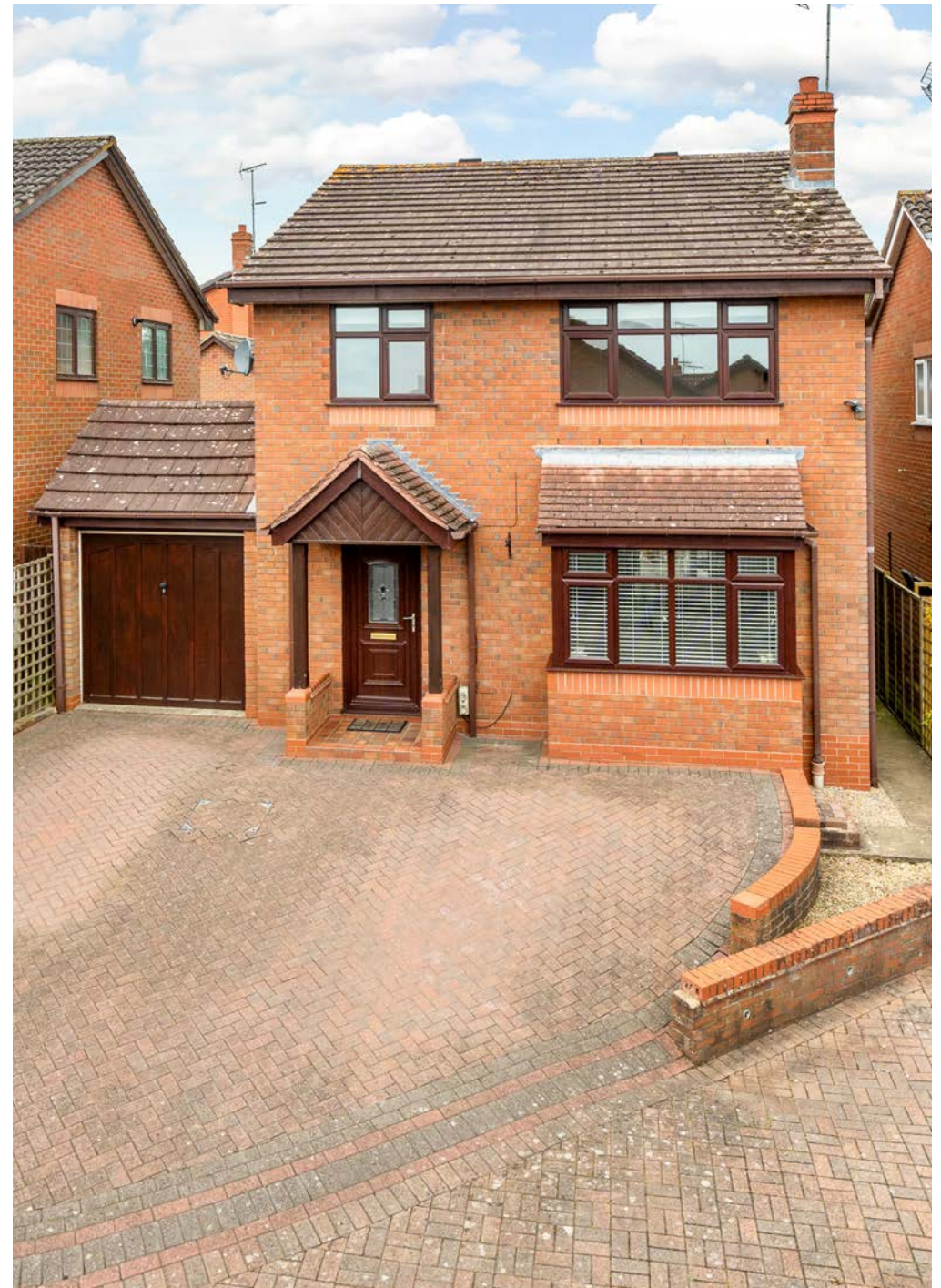
Families in Hartlebury benefit from access to excellent schools in the surrounding area, including Hartlebury C of E Primary School and the nearby Stourport High School and Sixth Form Centre.

Hartlebury train station provides regular services to Birmingham, Worcester, Droitwich, and Kidderminster, while a frequent bus route connects to Worcester. For those commuting by car, the A449 offers direct access to Worcester and easy connections to the M5 motorway, making Waresley Park a highly convenient location for travel and commuting.

Services

The property benefits from mains gas, electricity, water, central heating and a security alarm system.

Council Tax - Band F



Waresley Park, Hartlebury, Kidderminster, DY11

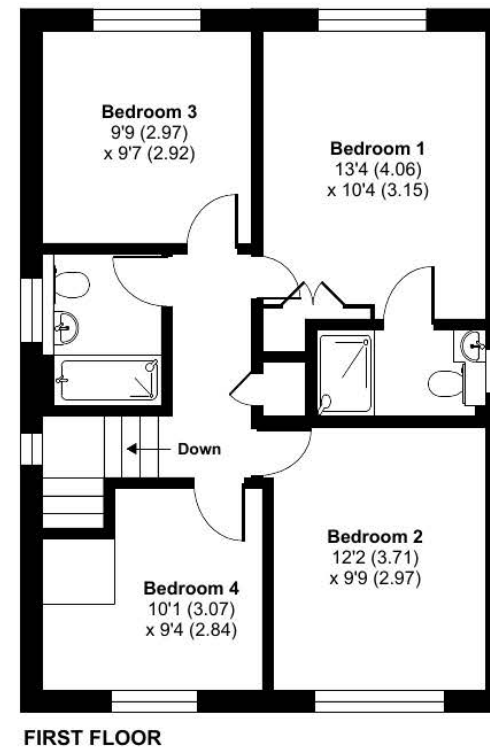
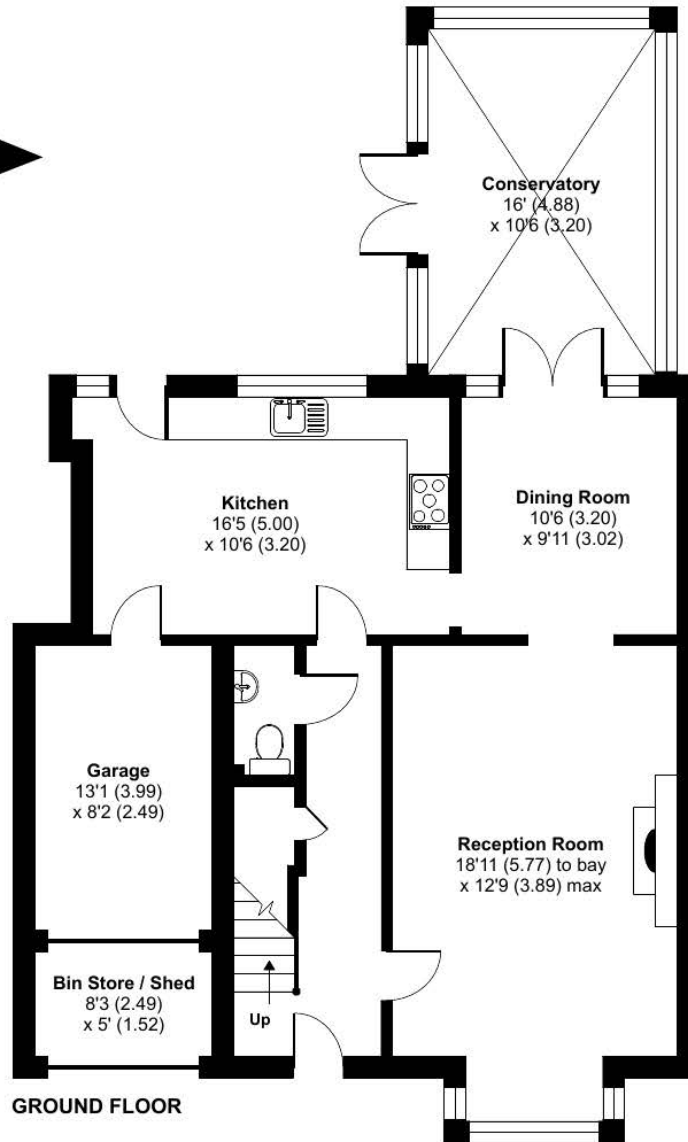
Approximate Area = 1521 sq ft / 141.3 sq m

Garage = 107 sq ft / 9.9 sq m

Outbuilding = 39 sq ft / 3.6 sq m

Total = 1667 sq ft / 154.8 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 2024. Produced for Andrew Grant. REF: 1169617



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