



**Hunters Lodge**  
Kempsey, WR5 3JZ

**Andrew Grant**



# Hunters Lodge

Old Road North, Kempsey, WR5 3JZ

**3 Bedrooms   1 Bathrooms   2 Reception Rooms**

This well proportioned detached home is perfect for those wanting to put their stamp on a property.

- Spacious detached property with well proportioned rooms and versatile living space.
- Characterful kitchen with solid wood cabinetry and ample storage.
- Bright and airy conservatory overlooking the garden, ideal for relaxation or entertaining.
- Expansive garden with ample space for outdoor dining and hosting.
- Generous driveway with space for multiple cars.
- The property also offers a good sized garage with room for a car and storage space.
- Fitted with south facing solar panels on the roof to generate renewable energy.

1494 sq ft (138.7 sq m)







## The kitchen

The kitchen is a charming and practical space with solid wood cabinetry, ample work surfaces and a central island for additional storage and preparation space. Featuring a large window overlooking the garden, this room benefits from plenty of natural light. Integrated appliances, a double oven and a stylish wooden ceiling add to the character of the space, creating a warm and inviting atmosphere perfect for cooking and entertaining.







## The living room

A cosy yet spacious living room featuring a charming fireplace as a focal point. Soft lighting and neutral decor add to the inviting ambiance, while a large window brings in plenty of natural light. Wooden doors with glass panels lead to the rest of the home, enhancing the character of this delightful living space.







## The dining room

The dining room is a comfortable and versatile space, ideal for family meals and entertaining. Large sliding doors lead directly into the conservatory, allowing plenty of natural light to flood in. The room comfortably accommodates a family dining table, with additional space for seating. A neutral colour palette creates a warm and welcoming atmosphere, making it a fantastic area for social gatherings.





## The conservatory

The conservatory is a bright and airy space that seamlessly connects indoor and outdoor living. Large windows and a pitched roof allow plenty of natural light to flood in, while vertical blinds provide privacy when needed. Overlooking the garden, this space is perfect for relaxing with a book, entertaining guests or even as a playroom.





## The utility

At the rear of the property, the utility is a well sized room with access to the garden. It has space for a washing machine and a dryer and is equipped with a sink. This area provides functionality and creates a streamlined approach to your day to day chores.



## The study

A practical home office space featuring built-in storage, a large window and ample room for a desk and seating. Whether used for remote working, studying or as a reading nook, this room offers a quiet and productive environment. The neutral decor ensures a light and open feel, making it a comfortable workspace.





## The primary bedroom

The largest of the bedrooms, this well appointed space features a built-in wardrobe system with ample storage. A large window provides views of the surrounding area while allowing in plenty of natural light. The room is decorated in soft, neutral tones, creating a calming and restful atmosphere. There is ample space for a king-size bed and additional furnishings, making it an ideal master bedroom.





## Bedrooms two and three

Bedroom two is a double room with a large window and therefore lots of natural light, this bedroom enjoys a peaceful setting and is well-suited for guests or family members.

Bedroom three is a single room with plenty of potential that also has a large window to let in the natural light. This room is perfect for use as a child's bedroom, guest room or even a hobby space.







## The bathroom

The bathroom has a fitted white suite of low level WC, pedestal wash hand basin, P-shaped bath with curved glazed shower screen and an electric shower. It has a large obscured double glazed window that provides ample natural light while ensuring privacy.





## The garden and garage

The garden has space for an abundance of outdoor activities, there is an area for a vegetable patch, a patio area, a small lawn and space for multiple sheds for storage. The garden also has electricity via armoured cable underneath the patio. The garage is equipped with double doors, power, light, further external socket for caravan or motorhome, wall mounted compressed air unit and external lighting.





## Location

Nestled in the heart of Worcestershire, Kempsey is a sought-after village offering a perfect balance of rural charm and modern convenience. Situated just a few miles south of Worcester, the village enjoys excellent transport links, including easy access to the M5 motorway, making it ideal for commuters. Kempsey boasts a strong community atmosphere with a range of local amenities, including shops, a post office, traditional pubs and well-regarded schools. The surrounding countryside provides plenty of opportunities for scenic walks, cycling and outdoor activities. With regular bus services and Worcester's railway connections nearby, Kempsey is a well-connected yet tranquil place to call home.

## Services

The property benefits from mains gas, electricity, water and drainage.

## Council Tax

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





# Old Road North, Kempsey, Worcester, WR5

Approximate Area = 1494 sq ft / 138.7 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Garage = 136 sq ft / 12.6 sq m

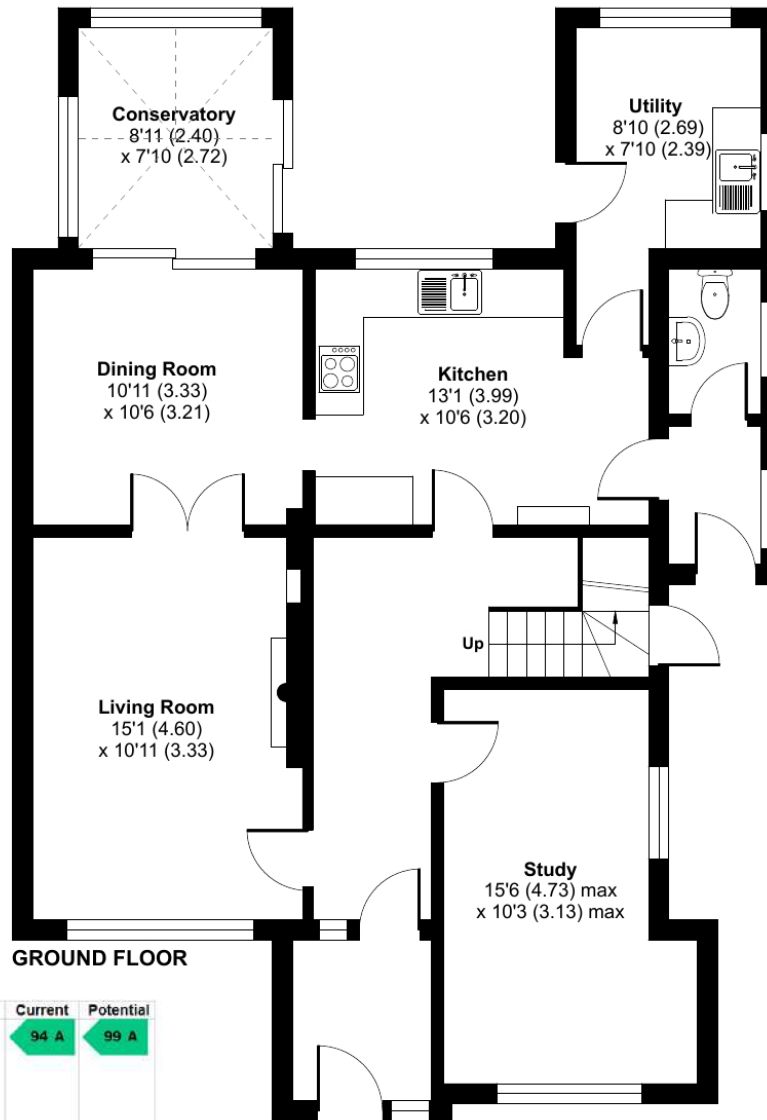
Outbuilding = 16 sq ft / 1.4 sq m

Total = 1664 sq ft / 154.3 sq m

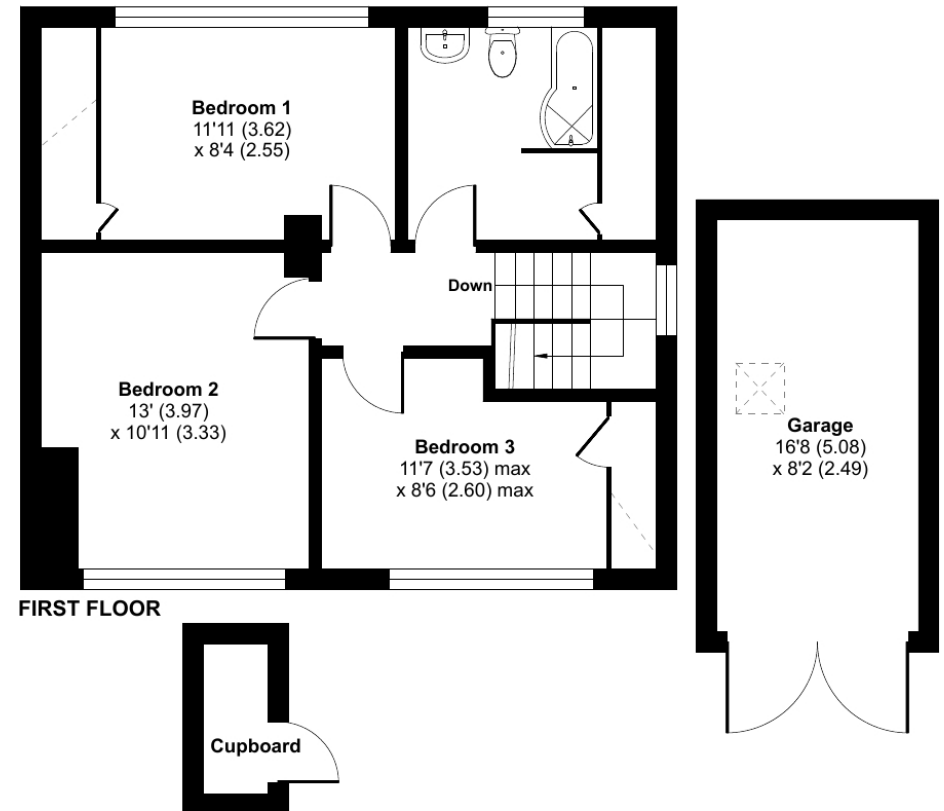
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Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A	94 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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