



**Broom Cottage,**  
Hartlebury, DY11 7XT

**Andrew Grant**



# Broom Cottage,

Waresley Road, Hartlebury, DY11 7XT

**3 Bedrooms   1 Bathrooms   2 Reception Rooms**

A rare chance to acquire an immaculate and versatile detached bungalow with private gardens, superb interiors and an enviable village location in the heart of Hartlebury.

- Immaculately presented three-bedroom detached bungalow with flexible living accommodation.
- Spacious L-shaped living room with multi-fuel stove and dual aspect bay windows.
- Versatile layout offering potential for up to four bedrooms or additional reception spaces.
- Beautifully landscaped private garden with mature beds, rockery and summerhouse.
- Block paved driveway accommodating up to three vehicles with front lawn and Beech hedging.
- Desirable village location with excellent amenities, transport links and countryside walks nearby.

1320 sq ft (122.6 sq m)







## The sitting room

A spacious L-shaped living area flooded with natural light from large bay and side windows. A multi-fuel stove set into a feature fireplace creates a cosy focal point, while the dual aspect design ensures a bright and airy atmosphere throughout the day.







## The kitchen

A well-proportioned and thoughtfully designed kitchen featuring a range of cream wall and base units with under-cupboard lighting, ceramic sink and coordinating work surfaces. A breakfast bar offers casual dining, while integrated appliances include a Range-style oven with extractor, fridge and dishwasher. A rear hallway off the kitchen provides extra storage and garden access.







## The dining room

Generous in size, the dining room is a versatile reception space that could easily serve as an additional bedroom if required. Wall lights and a built-in cupboard add practicality and charm, making this an adaptable area suitable for entertaining, relaxing or accommodating guests.





## The primary bedroom

This spacious double bedroom is positioned to the rear of the property and boasts attractive wood flooring and double glazed French doors that open directly to the garden. A peaceful retreat, perfectly placed to enjoy the privacy and tranquillity of the rear outdoor space.





## The second bedroom

Another generously sized double bedroom located at the rear of the bungalow. The room benefits from fitted furniture, offering ample storage without compromising on space, and enjoys garden views, adding to its calm and restful ambience.





## The study

Currently used as a study, this light-filled, bay-fronted room at the front of the bungalow serves as an excellent snug or occasional guest room. Its flexible use makes it ideal for modern lifestyles.





## The bathroom

The shower room has a bright and airy feel, enhanced by two windows and fresh white décor. It features stylish white Metro-style tiling, a corner shower cubicle with streamlined panelling, a chrome towel radiator, pedestal wash basin and low level WC.





## The garden

A real highlight of the home, the rear garden offers superb privacy and a leafy backdrop. Mature beds and a rockery filled with established shrubs and perennials surround peaceful seating areas. A summerhouse with power and lighting provides a charming spot for al fresco dining and entertaining.



## Location

Broome Lodge is beautifully positioned on Waresley Road, a peaceful and leafy setting just a short walk from the heart of Hartlebury. This sought-after Worcestershire village offers a friendly community atmosphere, with a well-regarded primary school, a local village store and post office, and a charming country pub all within walking distance.

For commuters, Hartlebury train station provides regular services to Worcester, Birmingham and beyond, while the nearby A449 connects easily to the M5 motorway, ensuring excellent road access to surrounding towns and cities.

Nature lovers will appreciate the proximity to Hartlebury Common, a local nature reserve ideal for walking, wildlife spotting and enjoying scenic views. The surrounding countryside features a wealth of outdoor pursuits, making this an ideal setting for families, downsizers or anyone seeking a tranquil lifestyle with convenience close at hand.

## Services

The property benefits from mains gas, water and electricity.

## Council Tax

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





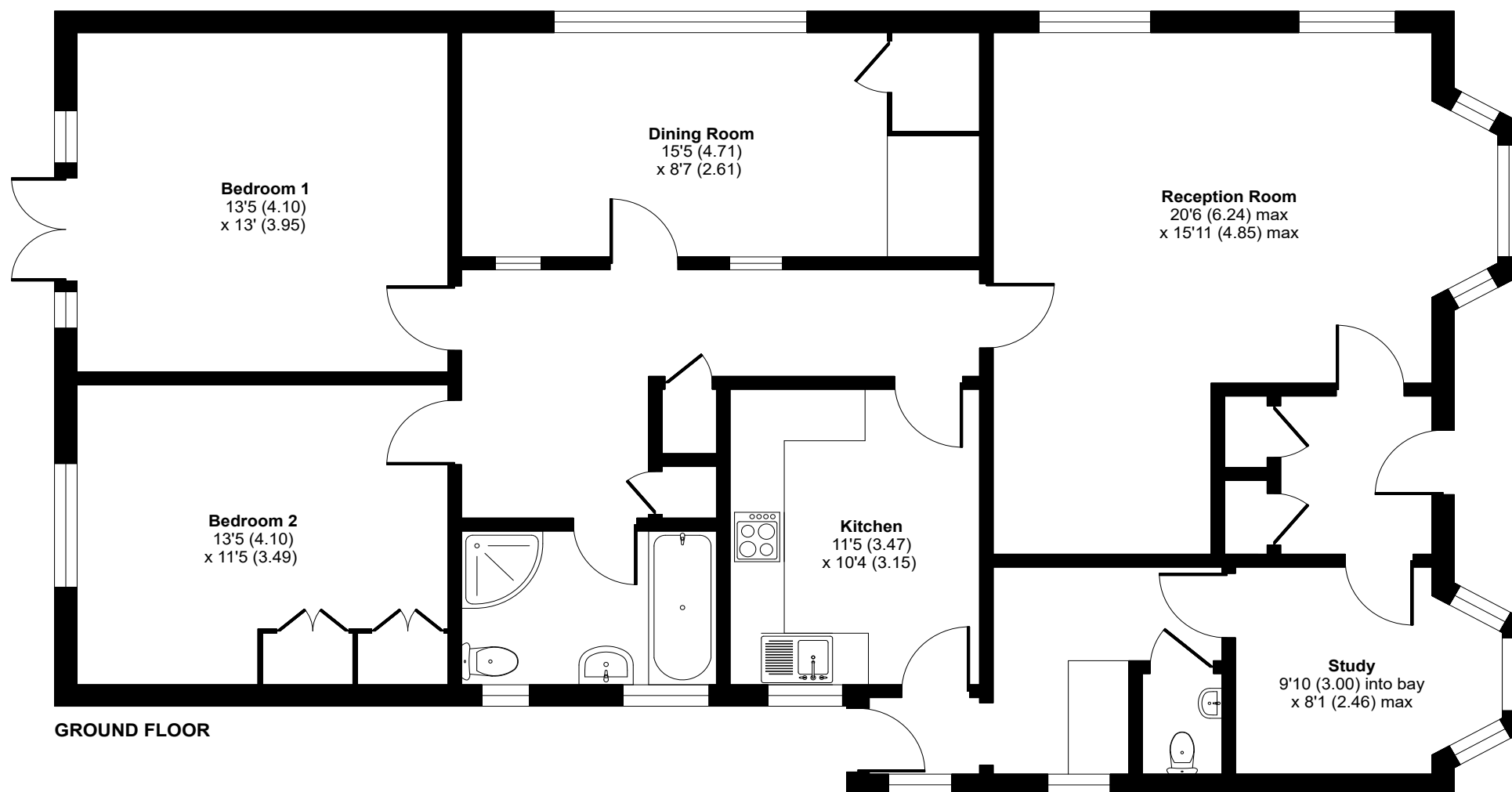


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

# Waresley Road, Hartlebury, Kidderminster, DY11

Approximate Area = 1320 sq ft / 122.6 sq m

For identification only - Not to scale



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