



2 Church View,
The Village, Hartlebury, DY11 7TE

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Charming semi-detached cottage in Hartlebury village offering spacious living, period character, a peaceful courtyard and excellent access to local amenities and countryside walks.

- Characterful three-bedroom semi-detached cottage with spacious layout.
- Two generous reception rooms with traditional features and flexibility.
- Well-equipped kitchen with skylight and shaker-style units.
- Enclosed courtyard and bright conservatory providing private outdoor space.
- Prime location in Hartlebury village, near church, pub, school and transport links.

1141 sq ft (106 sq m)





The sitting room

The generous living room stretches from the front to the back of the house, allowing in light from both aspects. A central chimney breast and fireplace provide a traditional focal point, and the generous floor area offers plenty of versatility for seating and entertainment. A large window looks out to the front garden area and glass double doors lead to the conservatory.





The kitchen

The kitchen is a functional and inviting space, fitted with shaker-style cabinetry and wood-effect worktops. A skylight above brings in plenty of natural light, enhancing the bright, airy feel. There's ample storage and workspace, integrated appliances and a gas hob, making this kitchen ideal for everyday use and meal preparation.





The dining room

Positioned between the kitchen and front reception room, the dining room offers excellent space for family meals or entertaining. An exposed brick fireplace and built-in cabinetry add character, while an open-plan archway enhances the flow between rooms. A staircase rises to the first floor from this space, making it a central and well-connected part of the home.





The conservatory and courtyard

The conservatory is a bright and peaceful space, ideal for enjoying the garden in all seasons. Doors open out to a private courtyard garden, which includes patio space and artificial grass, offering a low-maintenance outdoor area perfect for relaxing or entertaining. The walled boundary ensures seclusion and a sense of calm.





The utility room

A practical addition to the ground floor, the utility room includes under-counter space for white goods, a small sink and additional work surfaces. Wall-mounted cupboards provide useful storage and a rear window brings in natural light. The room is ideal for laundry and keeping household tasks separate from the kitchen.



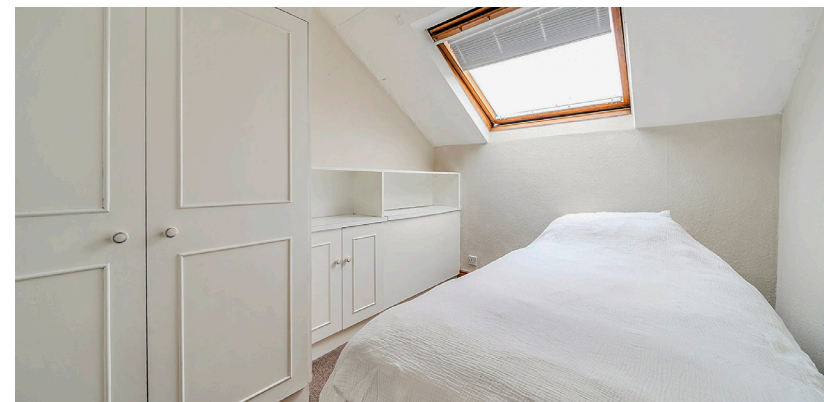
The primary bedroom

The primary bedroom is a spacious double room, offering a peaceful outlook over the front of the property. A large window allows in ample natural light, enhancing the bright and airy feel of the space. There is generous floor space to accommodate additional furnishings alongside the built-in storage. This room provides a comfortable and restful environment, ideal for everyday living.



The second and third bedroom

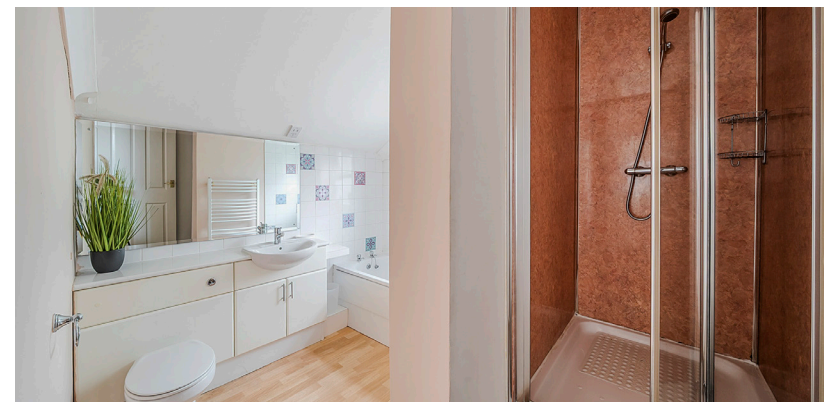
Bedroom two is a good-sized double room with views over the front of the property. Its generous proportions make it suitable for use as a guest room, child's bedroom or even a home office if needed, with a full-height window allowing in plenty of natural light. Bedroom three is located to the rear of the property and features a skylight for ample natural light and useful built-in storage.





The bathroom

The bathroom offers a full-sized bath and a separate shower cubicle, along with a wash basin and fitted vanity unit. The vanity unit provides useful bathroom storage, helping to keep the space organised and clutter-free. Tiled walls surround the bath area and a window allows in plenty of natural light.



Location

This characterful period cottage enjoys an enviable position in the heart of the picturesque Worcestershire village of Hartlebury, with delightful views overlooking the church to the front. The setting offers the perfect balance of peaceful village life and modern convenience, making it ideal for families, professionals and those seeking a tranquil yet well-connected lifestyle.

Just a short stroll from the property is a popular country pub at the bottom of the road, a handy village store and post office on Inn Lane and a highly regarded primary school, all contributing to the strong sense of community. Hartlebury train station is within easy reach and provides regular services to both Birmingham and Worcester, while the nearby A449 offers direct links to the M5 motorway, making commuting a breeze.

The surrounding Worcestershire countryside is simply stunning, with scenic walking routes and winding lanes leading to numerous local beauty spots. Notably, Hartlebury Common – a nearby natural oasis – offers tranquil pools, ancient woodland, and open heathland, perfect for outdoor enthusiasts and dog walkers alike. With all of this quite literally on the doorstep, Hartlebury offers a truly special village lifestyle.

Services

The property benefits from mains gas, water and electricity.

Council Tax

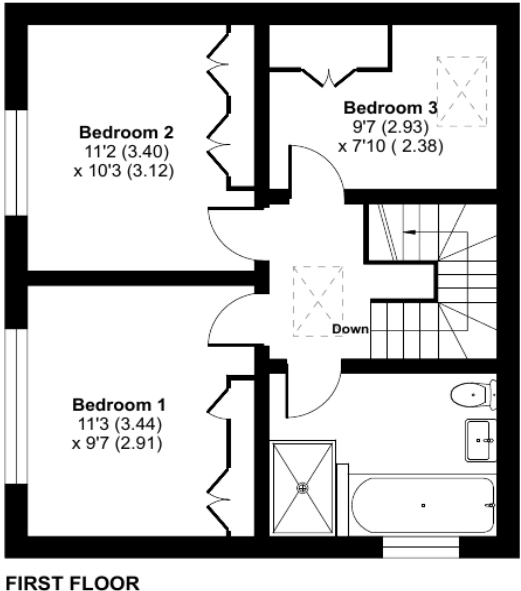
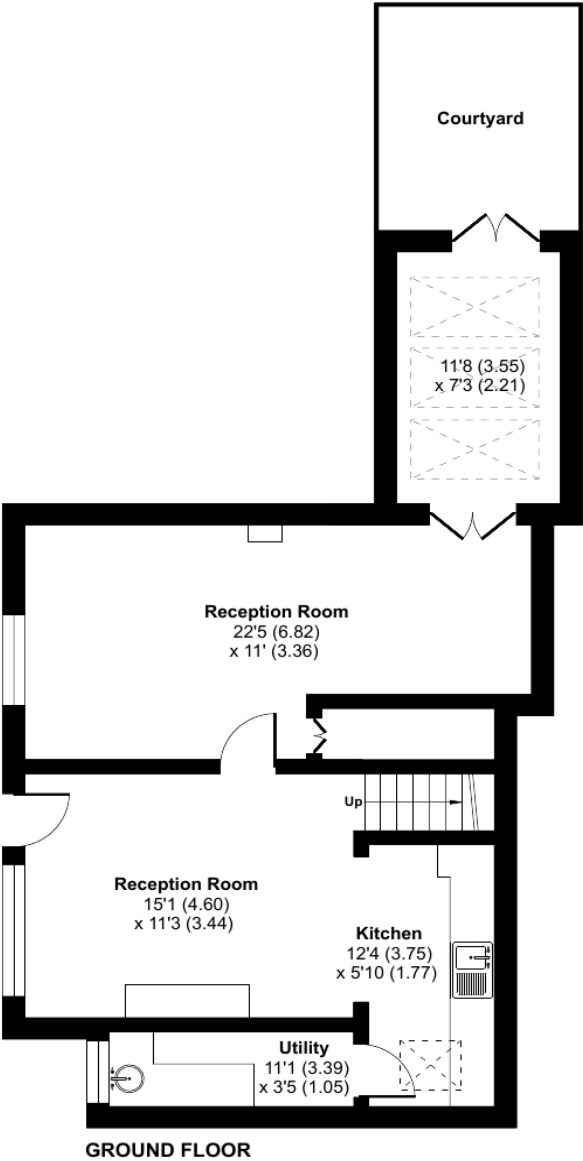
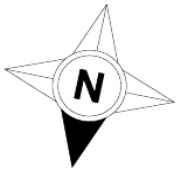
The Council Tax banding for this property is **Band D**



Church View, The Village, Hartlebury, Kidderminster, DY11

Approximate Area = 1141 sq ft / 106 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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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