



**7, Station Road,**  
Hartlebury, DY11 7YJ

**Andrew Grant**



# 7, Station Road,

Hartlebury, DY11 7YJ

**3 Bedrooms   1 Bathroom   2 Reception Rooms**

Charming three-bedroom period home in the heart of Hartlebury offering spacious living, delightful gardens and vast potential for personalisation throughout.

- Delightful semi-detached Victorian property with original character features and flexible accommodation across four floors.
- Cosy living room with wood-burning stove and exposed timber detailing.
- Bright and airy kitchen with traditional shaker-style cabinetry and views to the garden and a practical utility area.
- Beautifully landscaped rear garden with mature hedging, seating areas and a useful outbuilding.
- Includes off-road parking, a garage and an additional plot of land with potential for development (subject to planning).
- Ideally located in the sought-after village of Hartlebury with excellent transport links.
- Huge potential to personalise and modernise while retaining the home's period charm.

1408 sq ft (130.8 sq m)







## The living room

This welcoming living space features an imitation gas fire nestled within a timber surround and tiled hearth. Alcove shelving and bespoke cupboards provide ample storage and display options, while the staircase rises neatly to the first floor. Discreet steps also lead down to the cellar, offering further practical storage space. A cosy, homely setting perfect for relaxing evenings.







## The kitchen

A bright and inviting kitchen with a classic layout and traditional shaker-style units. The wooden countertops and tiled splashbacks add to the rustic appeal. A large window above the sink floods the space with natural light and offers pleasant views over the garden. Practical yet full of charm, this kitchen is ideal for both everyday living and entertaining.







## The dining room

This spacious dining room is full of period charm and perfect for both formal occasions and everyday family meals. A beautiful fireplace with an ornate surround and intricate tiling serves as a real focal point, adding warmth and elegance to the space. Two large dual aspect windows flood the room with natural light, creating a bright and inviting atmosphere throughout the day. High ceilings and traditional features enhance the character of this standout room.







## The primary bedroom

The primary double bedroom is a generously sized and elegant space, featuring tall ceilings that enhance its light and airy feel. A striking ornate Victorian fireplace adds period charm and serves as a beautiful focal point. The room is filled with natural light from a large window that offers a green outlook over the front of the property, creating a serene and relaxing atmosphere. This is a truly inviting principal bedroom with classic character and comfort.







## The second and third bedroom

Bedroom two is located on the top floor, providing a peaceful and private space tucked away from the main living areas. This spacious room enjoys natural light and characterful features, including exposed beams, and is ideal as a principal bedroom, guest suite or creative workspace. Bedroom three is situated on the first floor at the rear of the property, making it a versatile option for a child's room, office or hobby space. Both bedrooms benefit from useful built-in storage, helping to maximise floor space.

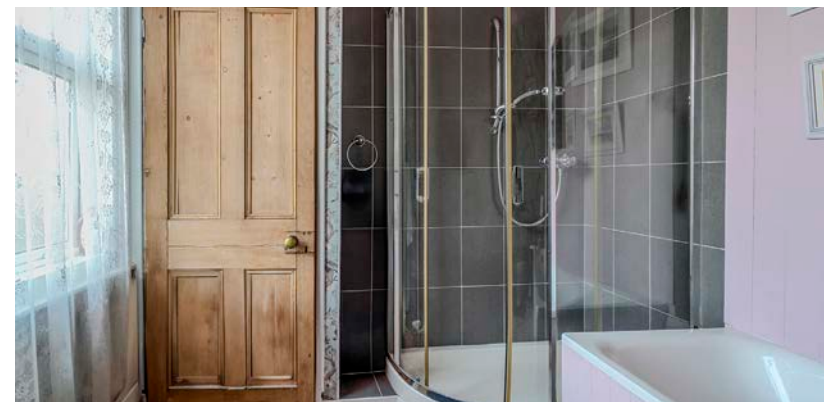






## The bathroom

The bathroom is well-appointed with both a full-size bath and a separate shower cubicle, offering convenience and flexibility for busy mornings or relaxing evenings. It also includes a WC and wash basin, with a window providing natural light and ventilation. Spacious and functional, it meets the needs of a modern household while offering excellent potential for future personalisation.







# The garden

The rear garden is a true sanctuary, thoughtfully landscaped with winding paths, mature hedging and well-stocked borders. Multiple seating areas provide ideal spots to relax and enjoy the surroundings, while a summer house offers extra storage or a quiet retreat. A separate lawned section is perfect for growing vegetables or entertaining outdoors. In addition, there is an adjacent plot of land which offers excellent scope for development, subject to the necessary planning permissions. A rare opportunity to enjoy both a beautiful garden and future potential.





## Location

Hartlebury is a charming and well-connected parish in Worcestershire, rich in history and community spirit. Known for its heritage and peaceful setting, it is home to the renowned Hartlebury Castle and Museum, which draws visitors from across the county. The area benefits from a strong sense of identity and local pride, making it an appealing place to settle.

The property is ideally positioned for those seeking both tranquillity and accessibility. Hartlebury railway station provides direct links to Worcester, Birmingham and beyond, perfect for commuters and day-trippers alike. Excellent road connections, including the nearby A449 and easy access to the M5 motorway, ensure convenient travel across the region.

Local amenities include a highly regarded primary school, traditional pubs, a post office and local shops, all contributing to a self-sufficient and welcoming community. Nearby towns such as Kidderminster and Droitwich Spa offer a wider range of services, supermarkets and leisure facilities. Hartlebury strikes a superb balance between countryside charm and modern practicality, ideal for families, professionals or those looking to enjoy a quieter pace of life without feeling isolated.

## Services

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

## Council Tax

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





# Station Road, Hartlebury, Kidderminster, DY11

Approximate Area = 1408 sq ft / 130.8 sq m

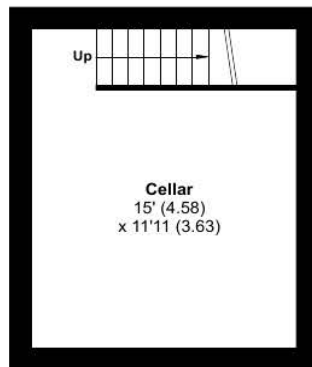
Outbuilding = 32 sq ft / 3 sq m

Total = 1440 sq ft / 133.8 sq m

For identification only - Not to scale



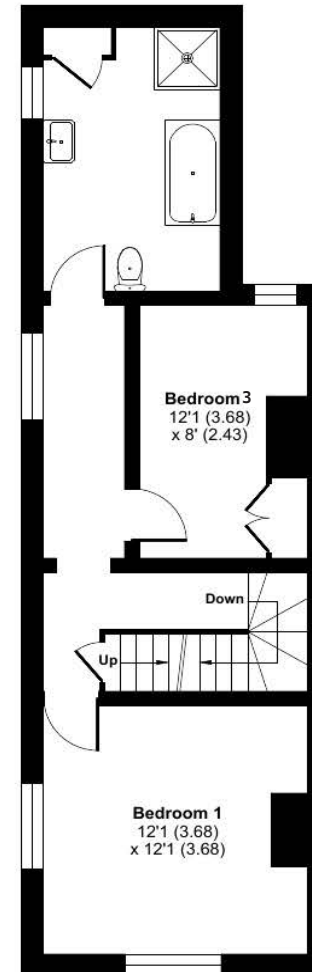
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 C
55-68	<b>D</b>		
39-54	<b>E</b>	47 E	
21-38	<b>F</b>		
1-20	<b>G</b>		



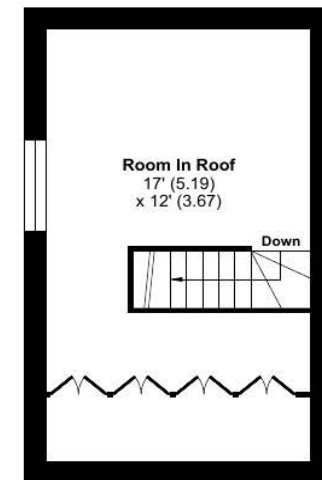
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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