



7 The Avenue, Waresley, Hartlebury, Worcestershire, DY11 7XR

BERRIMAN
EATON

Traditional family home with delightful setting overlooking open parkland.

£430,000

LOCATION

Waresley is situated on the edge of the desirable village of Hartlebury, which offers a post office and general store, a public house, village hall, primary school and a train station with trains to Worcester and Birmingham and onward connections to London. It is also home to Hartlebury Castle, which was the home of the Bishops of Worcester from 855 to 2007 and was purchased by Hartlebury Castle Preservation Trust in 2014, who have opened it up to the public. Nearby is Hartlebury Common, the largest and most important area of heathland remaining in Worcestershire.

Nearby Droitwich Spa is an attractive town with everyday amenities, including numerous supermarkets and a mainline station, whilst Worcester to the south has all that would be expected of a city; county cricket in the setting of the cathedral and horseracing on the banks of the River Severn.

Hartlebury is fortunate to benefit from a well-regarded primary school which was rated as Good in its most recent Ofsted inspection.

The M5 motorway network is highly accessible at Junction 5, and Birmingham is only 21 miles to the north, with an international airport and several train terminals.

Worcester City Centre 10 miles, Birmingham 20 miles, Stourport-on-Severn 3 miles, Kidderminster 6 miles. The village has a railway station which gives access to the main Birmingham and Hereford Line, regular bus service is available to local areas and Junction 5 of the M5 motorway is approximately 8 miles away. (All mileages are approximate).





DESCRIPTION

A wonderful opportunity to acquire an attractive 3-bedroom semi-detached property that is set within the the desirable Waresley Park development, The Avenue is an exclusive row of semi-detached houses overlooking picturesque parkland that were once the grounds to Waresley House. This quite unique location enjoys far reaching views across rolling Worcestershire countryside yet offers easy access to the motorway, together with charming village life to the commuter.

ACCOMMODATION

The property is set back behind a walled fore garden area with driveway parking to the side for at least 4 cars. Once inside the welcoming reception hall has a striking tiled floor and generous downstairs storage cupboard. To the front of the house is a cosy sitting room with log burning stove as its focal point. Across the rear of the house a fabulous open plan kitchen/dining/family room which opens into the conservatory. Recently refitted this light and spacious area offers a sociable space to cook, eat and relax and the vendors have created a lovely space to entertain with a large central island. The kitchen area is fitted with a range of high gloss contemporary cabinets with contrasting worktops. There is a built in hob, oven and dishwasher and space for an American style fridge freezer. The island provides space for casual dining, whilst there is space for a dining table in either the kitchen or conservatory . Off the kitchen is a separate laundry room with space for both a washing machine and tumble dryer together with a stylish wet room.

Upstairs there are three good sized bedrooms all with attractive shutters to the windows, the master has two cleverly concealed walk-in wardrobes and overlooks the garden. The refitted family bathroom is fully tiled and features a freestanding bath, generous walk in shower with large rain head shower and wash hand basin on a vanity unit.

OUTSIDE

The garden to the rear is generous in size and has mature screening for privacy. There is a patio area immediately adjacent to the house.

Find and navigate to the exact location of this property by searching its 3 word address
[///nuptilas.evolution.stalemate](http://nuptilas.evolution.stalemate)

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – Wychavon

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard is available

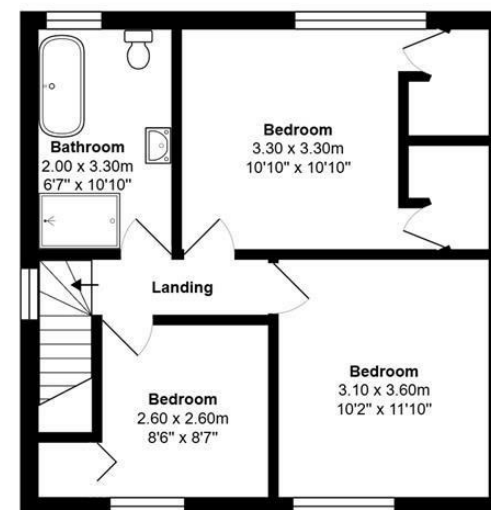
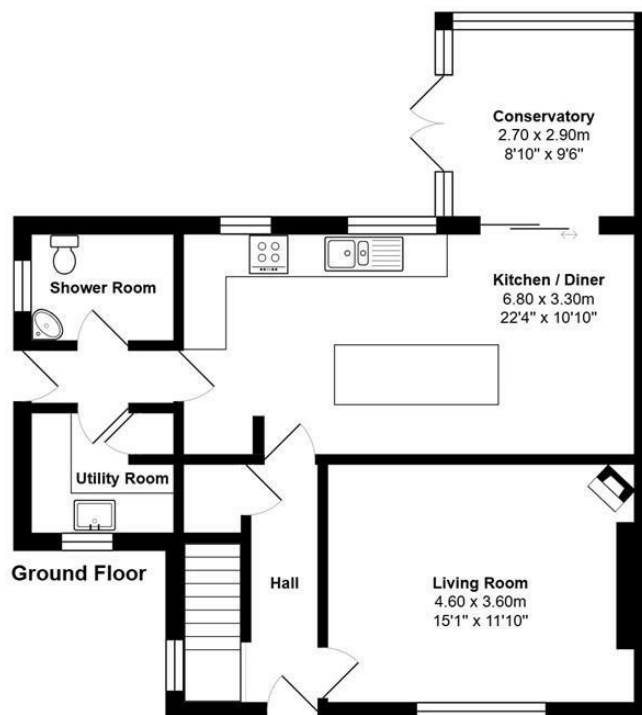
Mobile – Ofcom checker shows one of the four main providers has likely coverage indoors and the remaining three have limited to no availability. All four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.





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Total Approx Area: 105.0 m² ... 1131 ft² (excluding conservatory)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

EPC: D

In order to view this property or if you are considering selling, contact us on:

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E: worcestershire@berrimaneaton.co.uk

W: www.berrimaneaton.co.uk

Or visit us at: The Churchill Suite, Churchill And Blakedown Golf, Churchill Lane, Churchill, Worcestershire, DY10 3NB

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