



# Melbury House

CHARLTON LANE, HARTLEBURY, WORCESTERSHIRE DY11 7SD

**David Jones**  
The **North Worcestershire** Property Expert



# Melbury House, Charlton Lane, Hartlebury

Price: £1,150,000

---

A delightfully situated individual country property, circa 2400 sq ft set in around 3.5 acres with excellent equestrian facilities and extensive range of outbuildings.

---



*To see video, legal pack and  
more information scan QR code*



---

**Situated in a quiet country lane, just a mile from the village of Hartlebury and surrounded by open countryside with no near neighbours in sight, Melbury House affords an exceptional opportunity for those seeking an individual country home with equestrian pursuits in mind.**

---

Charlton Lane is a single track country lane, providing safe riding with access nearby onto the disused railway line which leads to Leapgate Country Park, a green corridor between Hartlebury and Stourport.

The location is perfect for commuters to Worcester, Birmingham and the West Midlands conurbation, with excellent main road links to local commercial centres and the motorway network easily accessible, M5 j6 (Sixways) being a 20 minute drive from the house. Better still, Hartlebury Railway Station is only 5 minutes away, providing a regular connection between Birmingham and Worcester.

The house originally dates from 1958, though the present owners have since 2016 considerably extended and upgraded the property, which now offers superb family living accommodation enjoying uninterrupted countryside views from virtually every window.















## Introduction

Standing well back from the lane behind an electric gated driveway, there is generous parking space for a number of cars plus detached double garage with electric up & over door. The house has an attractive and distinctive architectural style, whilst the interior accommodation is both light and spacious.

## Ground Floor

There is a study/ office positioned off the entrance hall, while the staircase features a half-landing with cloaks cupboard.

The large open plan lounge & offset dining room incorporates two large bays, each with glazed double doors, the lounge to the front and dining area to the side looking across the paddocks. The lounge has a log burner and both areas feature the original parquet floor, continuing through from the hallway.

The open plan 20' galley-style kitchen opens out into the beautifully spacious family room (29'7" x 17'4") which has bi-fold doors to the rear and further sliding patio doors to the side, facing the pony paddock.

There is also a guest cloakroom plus utility room off the kitchen, featuring a Belfast sink and wooden worksurfaces.



## First Floor

To the first floor there are four bedrooms, the master bedroom (17'4" x 16'4") with en-suite wc & hand basin, whilst the bedroom itself features a clawfoot bath tub.

The second bedroom also features an en-suite bathroom, whilst the third and fourth bedrooms are both of decent proportions, the latter forming an intriguing conical shape by virtue of the 'roundhouse' design.

The spectacular principal bathroom undeniably makes a big statement, being of wonderful proportions (12'4" x 11'0") with clear glazed double doors opening to a Juliette balcony which directly overlooks the paddocks.

The bathroom has a clawfoot bath, spa shower, wc, pedestal hand basin and in-built linen/ toiletries closet with sliding mirror panelled doors.

**"The spacious bathroom is truly spectacular, in every sense of the word!"**





## Land & Outbuildings

The house stands centrally within the plot, with two paddocks of around 2.25 acres to the left side of the house and a smaller enclosure of 0.33 acre to the right.

The stableyard includes two brick-built stables plus a tack room, hay store and an excellent steel-framed open-fronted store (40' x 27'), all positioned well away from the house and providing the ideal equestrian set-up.

There is a separate vehicular access gate approx 100 yards from the main drive, ideal for a horsebox, and in all the entire plot extends to 3.43 acres.

In addition, there is a separate enclosed steel sectional barn sub-divided to provide garaging for several cars (41'1" x 23'4") plus adjacent workshop (41'1" x 13'9").

All outbuildings have electric and water connected.

**“With paddocks, stables, tack room, hay store and agricultural buildings, the property provides the ideal equestrian set-up”**





---

## The Seller's view

---

*"We've loved every minute of living at Melbury House since we first arrived in 2016. Life here is truly amazing. It's a very quiet rural setting, and a million miles away from the hustle and bustle of everyday life - even though we are within such easy reach of Kidderminster, Worcester, Droitwich and the motorways.*

*Every window has a view over green fields and it's a real joy to see the horses grazing, quite literally in our back garden! We can't see any other properties from the house, but amongst our nearest neighbours there's a real sense of community and everyone is happy to help each other out. The local farmer delivers hay for the horses and logs for the wood burner - and even cuts the hedges when needed.*

*We feel so glad we chose to make our home here, and some of our greatest memories will be the simplest ones of all, like watching the changing seasons and feeling that we are part of the landscape"*



*"It's a joy to see the horses grazing, quite literally in our garden"*

---



Tenure is Freehold. Mains electricity and water are connected. Central heating is oil-fired and drainage is to a septic tank.

Council tax is payable to Wychavon District Council, rated as Band F (subject to review once the house is sold as a result of improvements made).

OVERAGE AGREEMENT - Purchasers are advised that the house was purchased by the present owners on 15/12/2016 subject to an overage agreement, whereby within 15 years of that sale, in the event of any part of the land or outbuildings being used, or gaining planning permission to be used for any other purpose than agricultural or equestrian, or ancillary to the use of Melbury House as a single dwelling, then the original seller will be entitled to receive payment equivalent to 50% of any uplift (gain) in value of the land in question. The terms of this agreement will apply to any future owners of the property until its expiry in 2031.







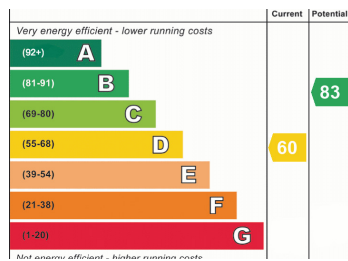
## Directions

Approached from the direction of Worcester continue on the A449 past the village of Hartlebury, heading towards Kidderminster. Pass through the traffic lights at the junction with the A450 (signposted Stourbridge & Birmingham and known locally as the Black Bridge), continuing on the A449 for another quarter of a mile before turning left into Charlton Lane immediately next to De Beers Garden Centre. Proceed for a quarter of a mile up the lane where Melbury House will then be found on your right.

## Viewing Arrangements

Viewing strictly by appointment with sole agent David Jones 01562 546606 / 07958 915717 david.jones@thepropertyexperts.co.uk

## Energy Performance Rating



### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



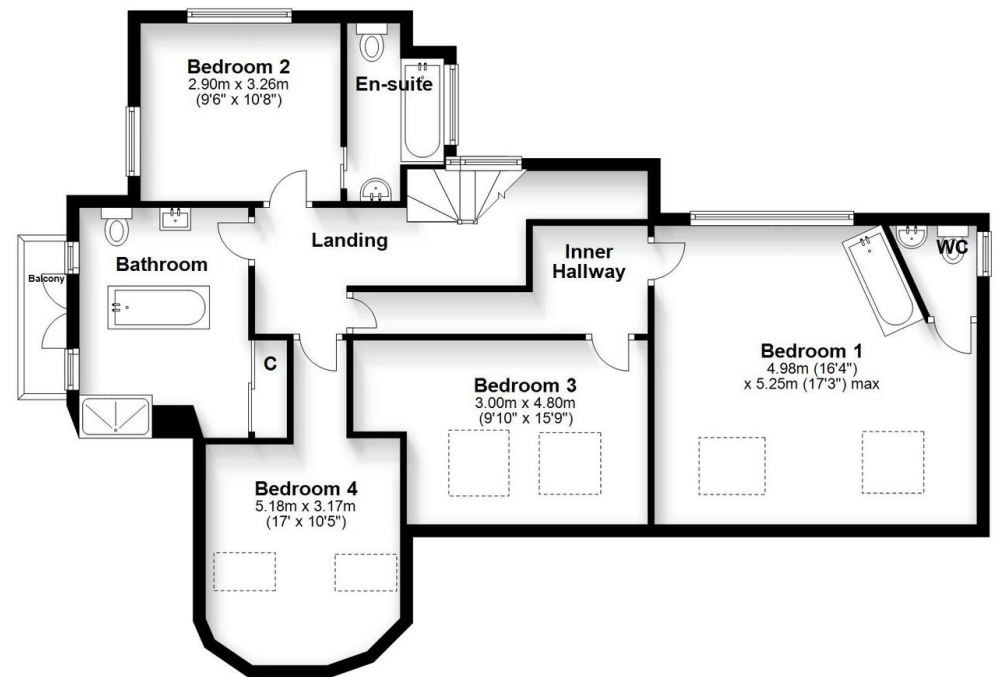
### Ground Floor

Approx. 122.0 sq. metres (1312.9 sq. feet)



### First Floor

Approx. 96.9 sq. metres (1043.3 sq. feet)



---

# About the Area

---

## Hartlebury

Hartlebury is a rural village in North Worcestershire, much favoured by commuters to Worcester and Birmingham, not least because of its railway station providing a regular service between both cities, as well as excellent main road links to all local commercial centres and the motorway network.

The village provides a thriving community with a primary school, general store & post office, a couple of village inns, church, village hall and the historic Hartlebury Castle, home to the Bishops of Worcester for over 1000 years and now home to the County Museum.

Nearby Hartlebury Common comprises 216 acres of heathland being a Site of Special Scientific Interest (SSSI).

## Amenties/Distances

Hartlebury C of E Primary School - 1.1 miles

Hartlebury Train Station - 1.6 miles

Stourport High School - 2.9 miles

Kidderminster (Town) - 4.4 miles

Motorway M5 j6 - 13 miles

Worcester (City) - 13 miles

Birmingham (City) - 19 miles

Birmingham (Airport) - 35 miles





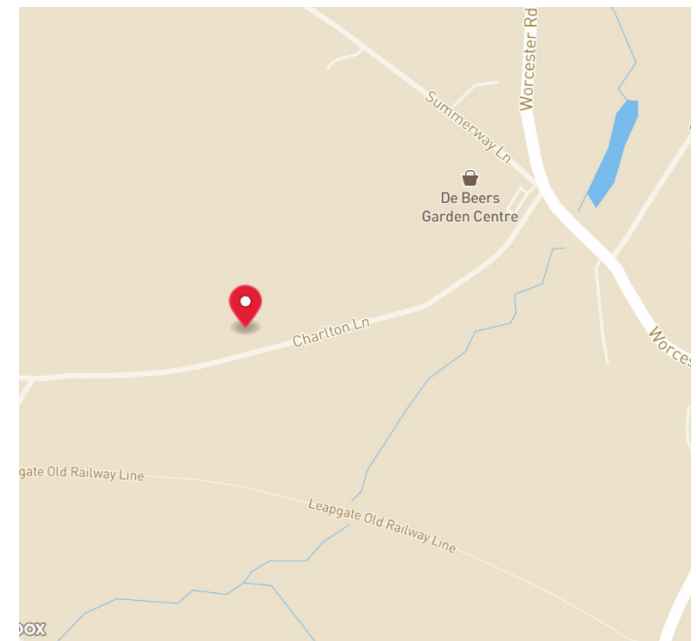
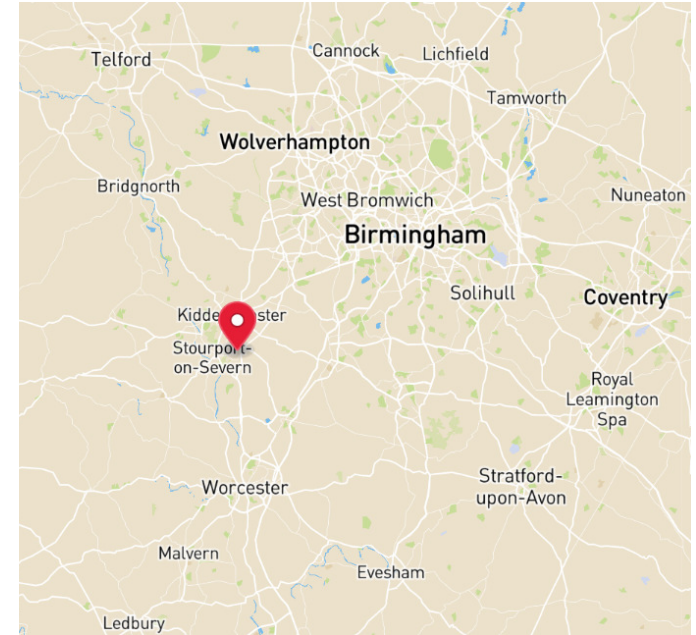
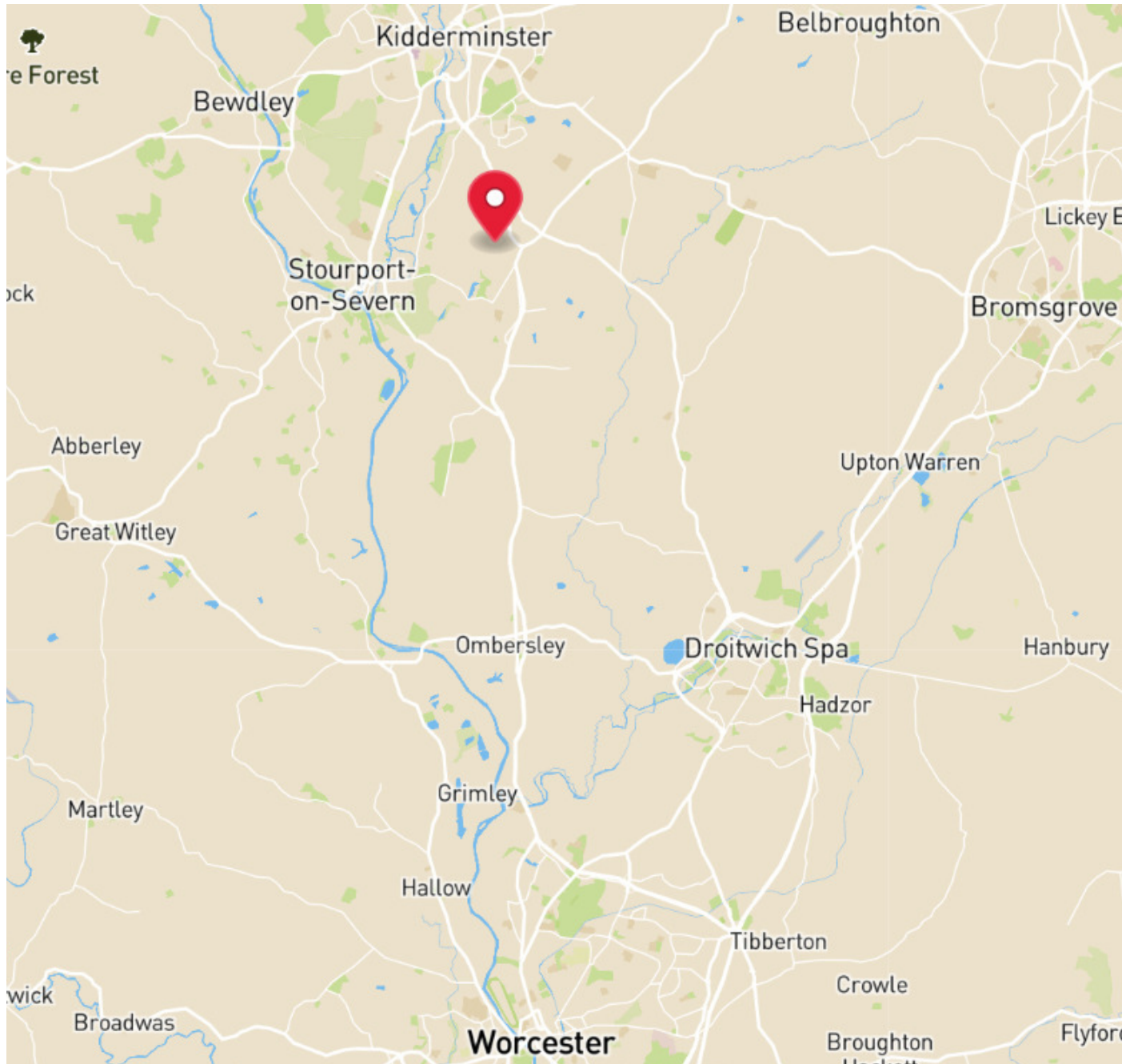
---

**Worcestershire**

Worcestershire is a rural county situated to the South-West of Birmingham and to the north of Gloucestershire and Herefordshire. The county offers a good quality of life, and is an excellent commuter location for Birmingham and the West Midlands, with good rail and motorway links to London.



Plot Size: 3.43 acres





## 12,000 mortgages from over 90 lenders

The mortgage market is ever changing and your circumstances are unique. To find out how much you can borrow, what the costs are likely to be and what the monthly repayments are please contact:

### **The Mortgage Experts**

on 0333 1883 480 or email [mortgage.experts@mab.org.uk](mailto:mortgage.experts@mab.org.uk)



*Scan the QR code  
to see our mortgage  
calculator*

Visit [www.mortgageadvicebureau.com](http://www.mortgageadvicebureau.com) for evidence. Your home may be repossessed if you do not keep up the payments on your mortgage. We are authorised and regulated by Mortgage Advice Bureau, who are authorised and regulated by the Financial Conduct Authority. There may be a fee for mortgage advice. The exact amount will depend on your circumstances, but a typical fee is £495 and will not exceed 1% of your loan amount.



## The **Future** of Estate Agency

The Property Experts is a UK network that offers estate agency services with a difference. Our property experts share a vision: to raise the standards in estate agency by providing a first class service, excellent marketing and outstanding results for clients.

### **Peace of mind guaranteed**

Each property expert goes through a strict selection process and training program. They are qualified, compliant, and follow professional guidelines. So you know you are in safe hands.

### **Proven model for success**

With many decades of UK property experience, we have created a blueprint for success; which is a step-by-step guide on how to achieve outstanding results for sellers like you.

To find your local property expert, and experience the future of estate agency today, call us on 0203 819 7997



*Scan the QR code to book  
a valuation on your property*

---

# David Jones

The **North Worcestershire** Property Expert

📞 01562 546606

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [david.jones@thepropertyexperts.co.uk](mailto:david.jones@thepropertyexperts.co.uk)

---

## Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
  - Available 7 days a week, evenings and weekends for your convenience
  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - Trained in negotiation to extract the highest offer from buyers
  - Resulting in the maximum price for the seller and a smooth transaction
- 

*“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”*

*Mr B Gittins*



Scan QR code  
to follow me on  
social media

