



Primrose House

Hartlebury, DY11 7XB

Andrew Grant

Primrose House

Old Worcester Road, Hartlebury, DY11 7XB

3 Bedrooms 2 Bathrooms 1 Reception Room

A beautifully presented three storey village home combining flexible accommodation, an open plan living space and an enclosed rear garden.

- Built in 2019, Primrose House is a modern three bedroom townhouse offering well arranged accommodation across three floors, featuring CCTV and an energy efficient air source heat pump, fitted in 2025.
- The open plan ground floor brings the kitchen, dining area and living space together, with underfloor heating throughout this floor and French doors opening directly onto the rear garden.
- Occupying the entire second floor, the generous primary bedroom creates a private retreat complete with useful eaves storage and its own en suite shower room. Two further bedrooms and a family bathroom complete the accommodation.
- The south-east facing rear garden features lawned areas, established planting, gravelled pathways, a paved seating area and a useful timber storage shed.
- Parking for two vehicles is provided at the rear of the property, offering practical vehicle space while retaining a straightforward approach to both the main entrance and into the landscaped garden.
- Hartlebury railway station is within walking distance, providing convenient connections for commuting to Birmingham and Worcester, while motorway access and Worcester Parkway offer onward travel towards London.

1067 sq ft (99.1 sq m)





The kitchen

Forming part of the open plan ground floor, the kitchen provides a practical setting for preparing meals and informal dining. Gloss fronted cabinets are complemented by generous work surfaces, a breakfast bar, and integrated appliances which include an electric oven and hob, an ElectriQ fridge freezer, an Indesit dishwasher and a washing machine. A window sits above the sink, while the open arrangement connects directly with the living and dining area.



The living and dining area

Designed for both everyday relaxation and shared meals, the living and dining area offers clearly defined zones within the open plan ground floor. French doors open directly onto the rear garden, extending the accommodation outside. Its generous proportions provide ample space for comfortable seating and a dining table, with an open connection to the adjoining kitchen.







The hallway and cloakroom

Welcoming residents into the home, the hallway provides access to the principal ground floor accommodation and the staircase rising to the upper floors. The adjoining cloakroom is appointed with a WC and wash basin, adding valuable everyday convenience. Its compact arrangement keeps the facilities separate from the main open plan living space.





The primary bedroom

Creating a private retreat across the second floor, the primary bedroom offers generous proportions with ample space for a large bed and additional bedroom furniture. Dormer windows serve the room, while useful eaves storage is incorporated on both sides. Direct access to the adjoining en suite completes this well arranged principal bedroom.





The primary en suite

Completing the principal bedroom suite, the modern en suite provides dedicated shower facilities on the second floor. A glazed shower enclosure is accompanied by a wash basin with storage beneath and a WC. Its direct connection with the bedroom ensures privacy and convenience while complementing the main bathroom on the floor below.





The second bedroom

Offering excellent proportions for family members or guests, the second bedroom is a comfortable double room on the first floor. Two windows extend across one wall, while the balanced layout provides ample space for a large bed and further bedroom furniture. The room is conveniently placed near the family bathroom.



The third bedroom

Providing further versatile sleeping accommodation, the third bedroom has space for a double bed and additional furniture. Its straightforward proportions allow the room to function comfortably as a family or guest bedroom.



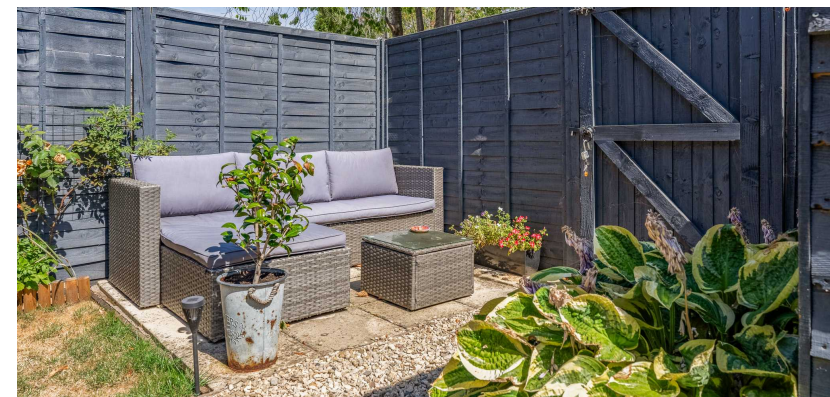
The bathroom

Serving the two first floor bedrooms, the bathroom is arranged for practical everyday use. A bath with shower attachment is complemented by a wash basin with storage beneath and a WC. Wall panelling surrounds the bathing area, while the room's position off the landing provides convenient access from both bedrooms.



The garden

Extending behind the home, the south-east facing landscaped garden provides an appealing outdoor space with lawned sections, gravelled pathways and colourful planted borders. French doors connect it directly with the living and dining area, while a paved seating space creates a pleasant place to relax. Timber fencing defines the perimeter and a garden shed offers useful storage. A gate leads to the two allocated parking at the rear.

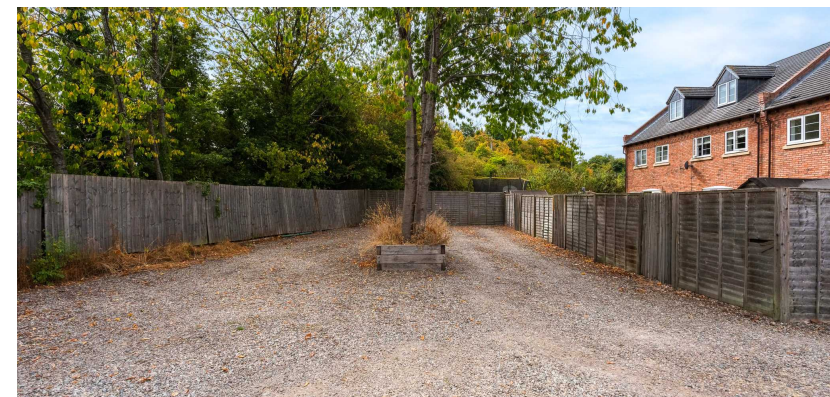






The parking

Parking for two vehicles is available to the rear of the property, providing useful provision for residents. To the front, a paved pathway approaches the main entrance beneath a pitched canopy, accompanied by planted and gravelled areas that create an attractive welcome to the home.



Location

Primrose House occupies a central position within the sought-after village of Hartlebury, with Hartlebury railway station within easy walking distance, providing direct services towards both Birmingham and Worcester and making the location particularly well suited to commuters. The village centre is also within walking distance, offering Hartlebury C of E Primary School, The White Hart public house and St James Church, while Hartlebury Common and Hartlebury Castle provide attractive countryside and opportunities for walking nearby.

Excellent wider transport connections are another particular strength of the location. The M5 motorway network can be reached in approximately 10 miles, providing convenient access across the Midlands, while Worcester Parkway offers direct rail services to London. Stourport-on-Severn, approximately 2.7 miles away, and Kidderminster, approximately 4.5 miles away, provide a broader range of supermarkets, shops, petrol stations and places to eat. Together, these connections make Primrose House especially well placed for buyers wanting village life without compromising on access to Birmingham, Worcester, London and the wider motorway network.

Services

The property benefits from mains electricity, water and drainage. Central heating is provided by an air source heat pump installed in 2025 and CCTV provides additional peace of mind.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

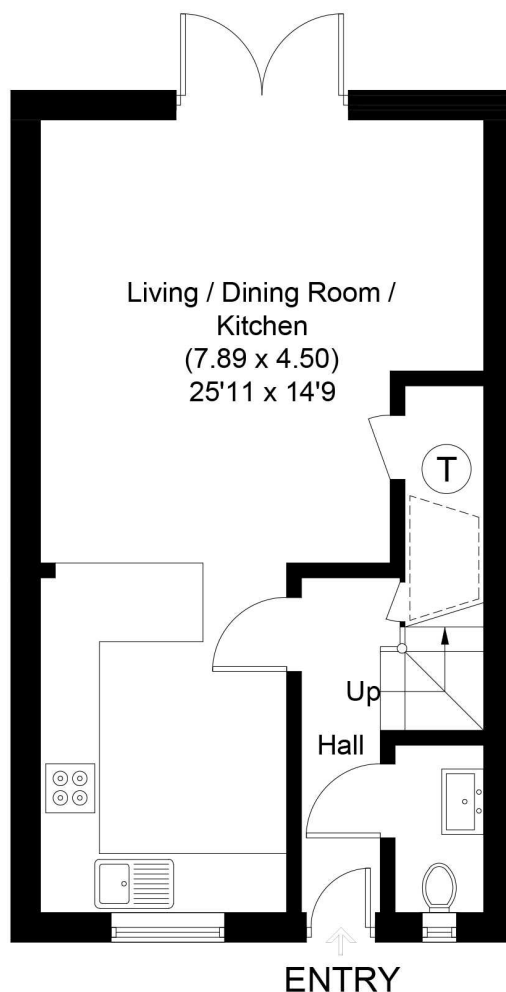
Council Tax

The Council Tax for this property is Band C.

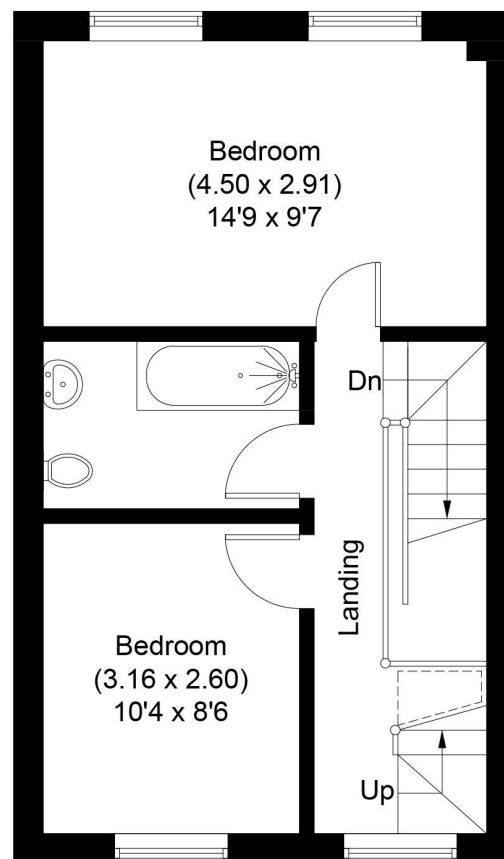


Old Worcester Road

Approximate Gross Internal Area
 Ground Floor = 36.6 sq m / 394 sq ft
 First Floor = 36.2 sq m / 390 sq ft
 Second Floor = 26.3 sq m / 283 sq ft
 Total = 99.1 sq m / 1067 sq ft
 (Including Eaves)

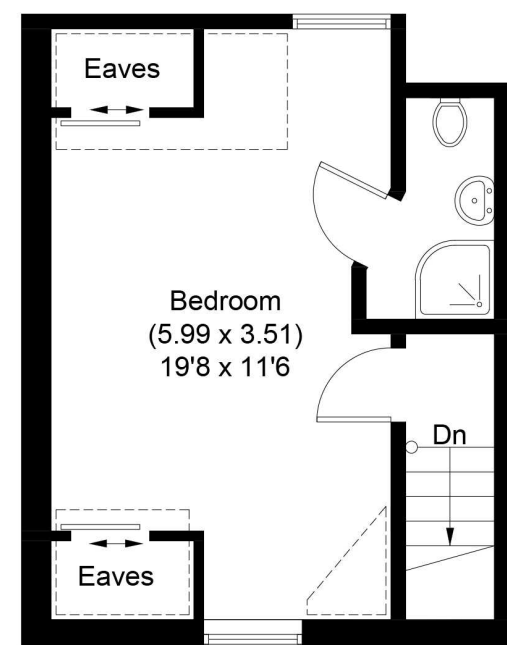


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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