



Rowan Trees

Hartlebury, DY11 7YL

Andrew Grant

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Moors Avenue, Hartlebury, DY11 7YL

2 Bedrooms 2 Bathrooms 1 Reception Room

A substantial detached bungalow offering generous accommodation, extensive gardens and exciting potential within a private plot of approximately 0.35 acres.

- Rowan Trees occupies a tucked away position along a quiet unadopted lane, with substantial single storey accommodation and scope for comprehensive modernisation.
- An exceptionally spacious living and dining room provides distinct areas for relaxation and entertaining, complemented by a separate kitchen and adjoining garden room.
- Originally arranged with three bedrooms, the accommodation now provides two generous bedrooms, with the former third bedroom creating a dressing room and adjacent shower room.
- The east facing gardens form a superb feature, combining broad lawns, established planting, extensive seating areas, two sheds and considerable outdoor space.
- A gated driveway provides parking for several vehicles, accompanied by a car port and a former single garage now offering two separate storage areas.
- The village centre and railway station are within walking distance, with direct rail connections to Birmingham and Worcester alongside convenient access to the motorway network.

1371 sq ft (127.4 sq m)





The kitchen

The kitchen provides a practical workspace at the rear of the accommodation, linking with the garden room and utility. Timber cabinetry extends along both sides, accompanied by generous work surfaces, tiled splashbacks and a double sink beneath the broad rear window.





The living and dining room

The living and dining room forms the substantial principal reception space, with ample proportions for clearly defined seating and dining areas. A fireplace provides a central focal point, while windows to three elevations create an attractive outlook across the surrounding plot. Its generous scale makes the room well suited to everyday relaxation, larger gatherings and entertaining.





The garden room and utility

Extending across the rear of the home, the garden room and utility combines an informal seating or dining area with useful household facilities. Extensive glazing provides wide views across the garden, with an external door opening directly outside. Work surfaces, a sink and space for appliances occupy one end, creating a practical addition alongside the kitchen.





The primary bedroom

The primary bedroom is a generous retreat arranged at the front of the home. A bay window provides an outlook across the front garden, while the substantial proportions and bank of built-in storage allow plenty of space around the main sleeping area.





The second bedroom

The second bedroom offers comfortable proportions for regular use by family members or guests. A broad bay window overlooks the rear garden and gives the room a pleasant connection with the outdoor setting. The straightforward layout accommodates a range of bedroom arrangements, while its position provides convenient access to the main bathroom.



The shower room and dressing room

Created from the former third bedroom, the shower room and dressing room now sit directly beside the primary bedroom. The shower room includes a large curved enclosure, wash basin and WC, while the adjoining dressing area provides extensive clothes storage.



The bathroom

The bathroom serves the second bedroom and wider accommodation from a central position. A panelled bath with shower fitting is accompanied by a wash basin and WC, while an obscured window provides ventilation and privacy.



The garden

The extensive east facing rear garden is a defining feature of Rowan Trees, occupying a substantial part of the approximately 0.35 acre plot. A broad lawn is enclosed by established hedging, mature trees and varied planting, creating an attractive and well screened setting. The generous scale provides considerable space for recreation, gardening and outdoor enjoyment.



Closer to the home, extensive paved and gravelled areas create several settings for outdoor seating and entertaining. A raised circular pond forms a distinctive focal point, surrounded by established planting and open views across the lawn. Two garden sheds provide useful storage, while the overall plot offers scope to explore further possibilities, including annexe potential, subject to the necessary consents.







The front garden

The front garden creates an appealing approach to the home, with established hedging providing separation from the quiet lane. Gravelled areas, mature planting and a central path lead towards the entrance porch, while open farmland opposite contributes to the attractive outlook. The generous frontage forms an integral part of the private plot.







The driveway and parking

A gated driveway runs alongside the home and provides parking for several vehicles. The drive continues to a covered car port and the former single garage, which is now divided to provide two useful storage areas. This generous arrangement offers practical space for vehicles, equipment and garden essentials while retaining straightforward access to the rear of the plot.

Location

Hartlebury is a well regarded Worcestershire village offering a welcoming rural setting and a useful range of everyday amenities. The village centre can be reached on foot from Rowan Trees, while the nearby railway station provides direct services towards both Birmingham and Worcester. Local schooling, community facilities and countryside walks contribute to its appeal for a broad range of buyers. Road connections provide convenient access to surrounding towns and employment centres, with the wider motorway network also readily accessible. Rowan Trees enjoys a particularly peaceful position along an unadopted lane, with open farmland creating an attractive outlook to the front.

Services

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

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, Three, Vodafone and O2 (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 E



Moors Avenue

Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft

Garage = 24.7 sq m / 266 sq ft

Total = 152.1 sq m / 1637 sq ft

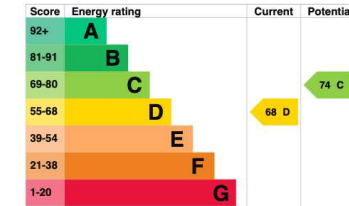
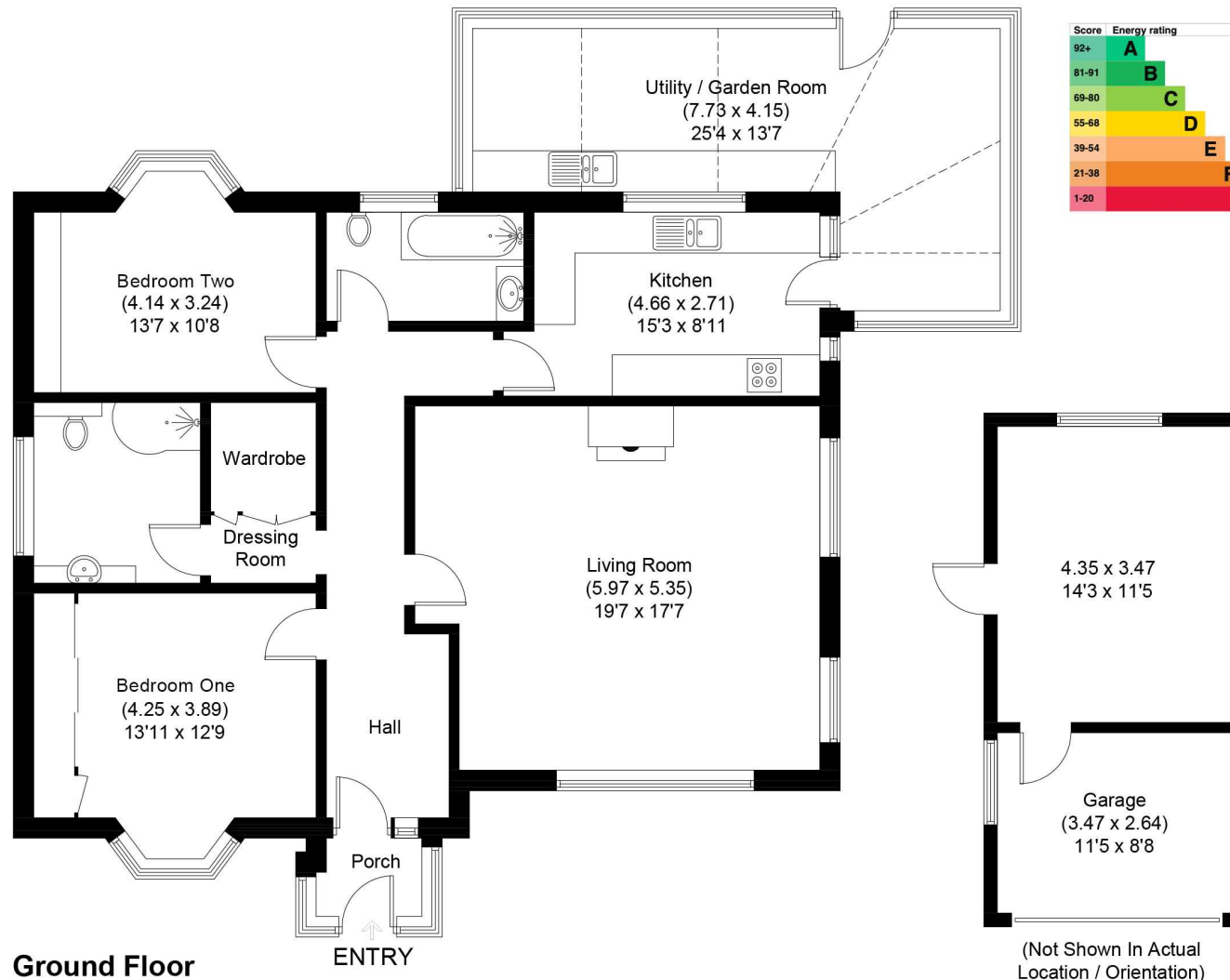


Illustration for identification purposes only, measurements are approximate, not to scale.



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