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**Andrew
Grant**



New Bungalow



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Waresley Road, Hartlebury, DY11 7XT

Exceptional refurbishment pairs a quartz island kitchen and elegant interiors with landscaped gardens and covered entertaining, all within a gated village setting.

3 Bedrooms | 2 Bathrooms | 1 Reception | circa 0.2 acre | Gated parking and garage

Completely refurbished to a very high standard, this detached bungalow combines exceptional presentation with carefully considered finishes throughout. Detailed cabinetry, wall panelling and beautifully appointed bathrooms establish a consistent quality, while the kitchen and dining room and separate living room both open to the rear garden through bifold doors. Three bedrooms include a primary suite with its own shower room. Outside, the landscaped plot features a substantial covered entertaining area, extending the appeal of the home well beyond its interiors.

1231 sq ft (114.3 sq m)

Freehold

The living areas

Elegantly detailed cabinetry and a quartz island give the kitchen a finish of particular distinction. Panelled doors, glazed display cupboards and substantial work surfaces combine with a matching cooker surround, creating a carefully coordinated space with considerable storage.

The island incorporates breakfast seating, making it a sociable centre for the kitchen and dining room. Herringbone patterned flooring and wall panelling continue the home's meticulous finish, while bifold doors open directly to the landscaped terrace for dining and entertaining outdoors.

A finely detailed media wall brings together an inset contemporary fire and illuminated display recesses, giving the living room a luxurious focal point. Wall panelling and herringbone patterned flooring reinforce the quality of finish, with broad bi-fold doors opening to the garden.

The entrance hall establishes the standard found throughout, with decorative wall mouldings, cornicing and herringbone patterned flooring. Dark panelled doors provide a striking architectural contrast, while glazed double doors introduce the living room at the rear.







The bedrooms and bathrooms

A bay window and fitted wardrobes with overhead cupboards give the primary bedroom both character and substantial storage. Its private en suite continues the refined finish with a glazed shower enclosure, vanity basin and coordinated gold toned fittings against large format tiling.

The second bedroom occupies the other front bay, echoing the balanced architecture of the frontage. Its extended window recess adds depth to the room, while the broad internal proportions provide space for a double bed and accompanying furniture.

Fitted wardrobes and drawers make particularly effective use of the third bedroom, retaining clear space around the bed. A side window lights the room, which could also provide a dedicated home office if three bedrooms are not required.

The bathroom has been finished with particular attention to detail, pairing a freestanding fluted bath with twin basins above a matching vanity unit. Gold toned fittings, wall mouldings and an illuminated recess within the large format tiled bath wall complete the luxurious presentation.







The gardens and parking

Broad paved terraces extend across the rear of the bungalow, connecting both principal living spaces with the landscaped garden. A central area of artificial lawn adds a contrasting green finish, creating a carefully arranged setting for outdoor dining, entertaining and recreation.

A substantial timber framed gazebo provides a sheltered entertaining area beside the terrace. Its exposed roof timbers, paved floor and screened sides create an inviting extension of the living space, with room to bring dining and seating together beneath one roof.

The front garden presents the bungalow's twin gables and bay windows across an orderly arrangement of pale paving and decorative gravel. Broad steps rise to the entrance terrace, giving the approach a considered finish that reflects the standard within.

Substantial gates between brick piers introduce a long, wide driveway, with extensive parking along the approach and a broader area beside the detached garage. Tall fencing defines the drive, while a separate pedestrian gate connects the parking area with the front garden.







Location

Waresley Road lies within Hartlebury, a Worcestershire village south of Kidderminster. The setting combines an established residential area with access to the historic village centre and the surrounding countryside.

Village amenities include Hartlebury Store and Post Office on Inn Lane and the White Hart. The parish hall hosts community activities, while Kidderminster and Stourport provide a wider choice of shops and services.

Hartlebury Church of England Primary School provides education within the village. Further options in the surrounding area include The Stourport High School and Sixth Form College.

The A449 provides road connections towards Kidderminster and Worcester, with onward access to the motorway network. Hartlebury railway station offers services towards Worcester and Birmingham, adding an alternative for regional travel.

Hartlebury Castle offers historic grounds, exhibitions and Worcestershire County Museum. The village circular walk explores the local conservation area, while Hartlebury Common provides further opportunities to enjoy the area's heathland and wildlife.



Services

The property benefits from mains electricity, gas, 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

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: D.

Council Tax

The Council Tax for this property is Band E.



Waresley Road, Hartlebury, Kidderminster, DY11

Approximate Area = 1231 sq ft / 114.3 sq m

Garage = 159 sq ft / 14.8 sq m

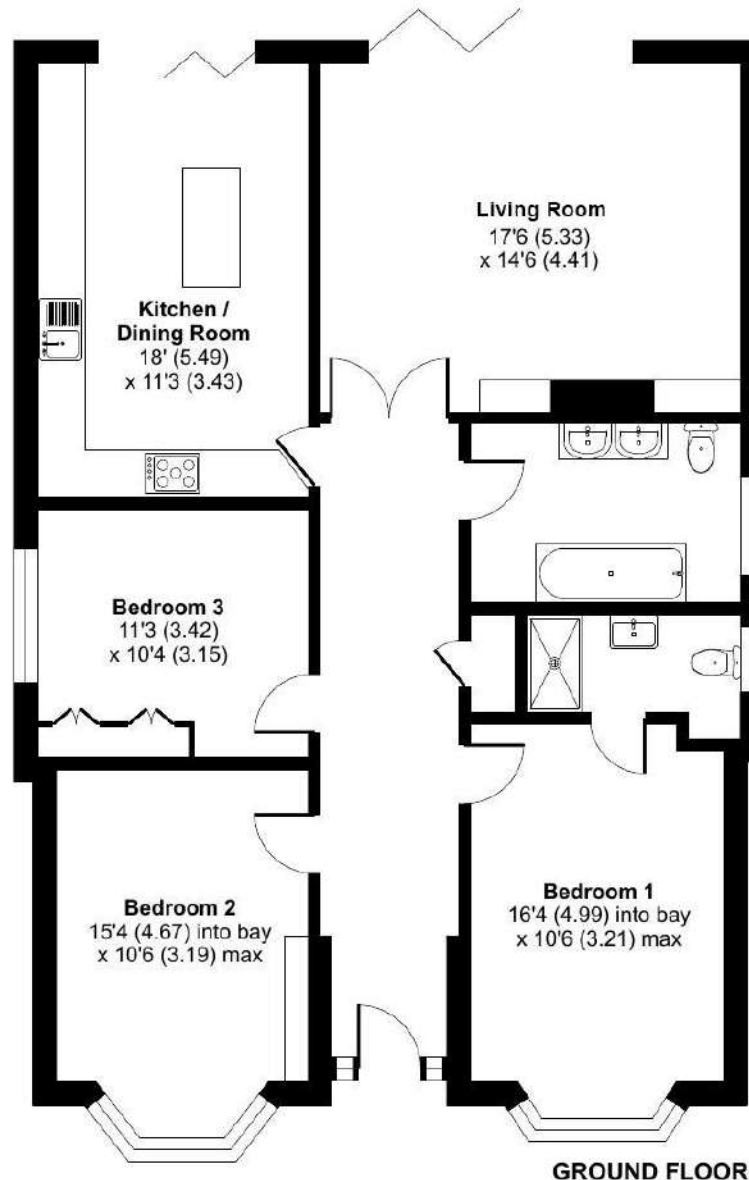
Outbuilding = 285 sq ft / 26.5 sq m

Total = 1675 sq ft / 155.6 sq m

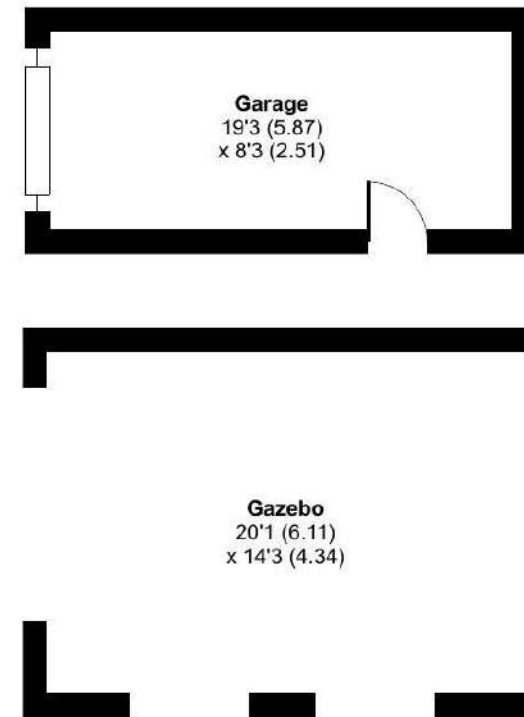
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1536837



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