



## Hanbury Croft

Hanbury, B60 4BF

Andrew Grant

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**5 Bedrooms   3 Bathrooms   3 Reception Rooms**

A thoughtfully updated five bedroom home offering open-plan living, landscaped gardens, double garage and solar panels in a village setting.

- Updated five bedroom family home with generous living space and quality finishes
- Contemporary open-plan kitchen diner with island, underfloor heating and integrated appliances
- Landscaped rear garden with level lawn, decked pergola and mature planting
- Brick-paved driveway, detached double garage, EV charger and solar panels
- Quiet cul-de-sac setting in Hanbury with countryside surroundings and village amenities nearby

Hanbury Croft has been transformed into a spacious home designed for modern family life. The reception hall leads to three versatile reception rooms, including an impressive open-plan kitchen dining space where a wall has been removed to create seamless flow. Five bedrooms are complimented by two en suites and a refitted family bathroom. The landscaped garden offers a large lawn and decked entertaining area, while the frontage provides a double garage with solar panels, EV charging point and plenty of parking.

2200sq ft (204.4sq m)





## The kitchen

Designed for sociable cooking and dining, the kitchen features cream shaker cabinetry, integrated double ovens, microwave and a central island with wooden worktop, gas hob and breakfast bar. Under-cabinet and plinth lighting accent the workspace and there is underfloor heating. A bank of dual-aspect windows frames views over the garden and the island sits beneath a striking cluster of pendant lights. The room is open to the dining area for easy family living.

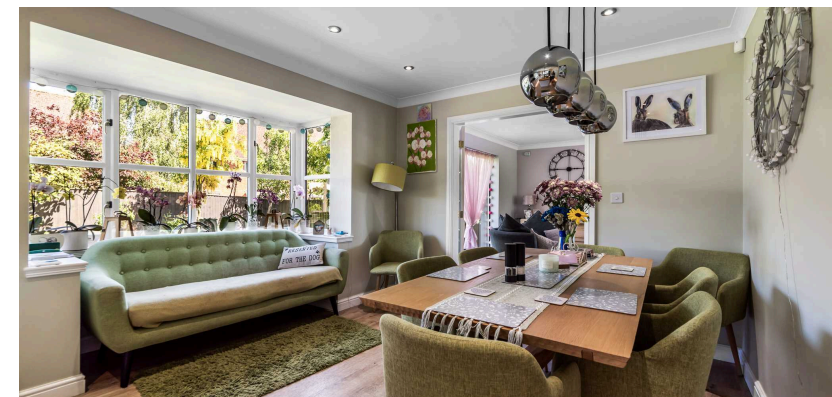






## The dining area

Opening from the kitchen, the dining area forms part of the remodelled open-plan living space. A wide bay window looks across the garden and a run of ceiling spotlights and polished pendant spheres provide a focal point. Double doors connect to the living room, making entertaining effortless. This sociable space benefits from the removed wall between the kitchen and dining area, creating a fluid family hub.





## The living room

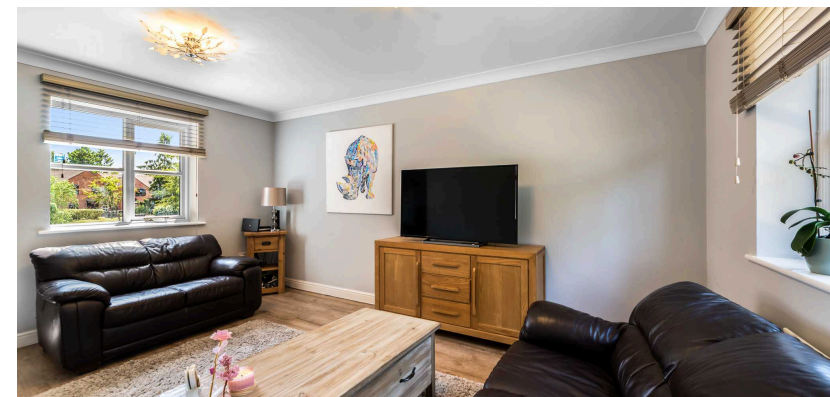
This elegant principal reception room centres on a chimney breast with wood-burning stove and mantel. A sliding glazed door opens onto the terrace and level lawn, while dual windows bring in views of the front. A glazed door connects to the hall and there is plenty of floor space for family gatherings around the fireplace.





## The sitting room

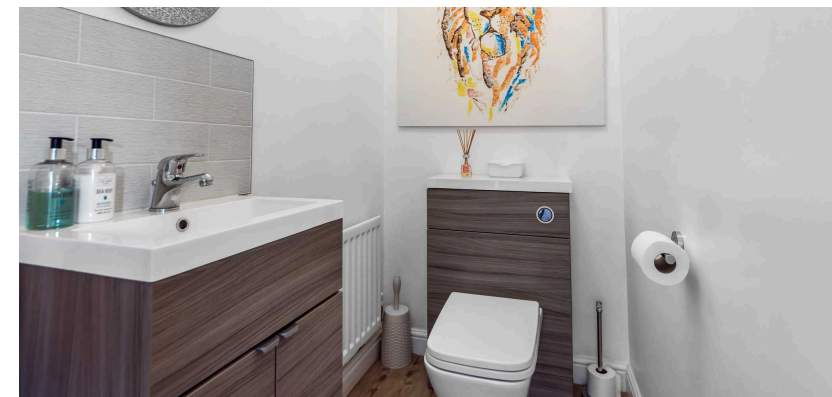
A generous additional reception room currently used as a family lounge offers flexibility for hobbies, games or a quiet home cinema. A broad window to the side is complemented by a second window to the front.





## The utility and cloakroom

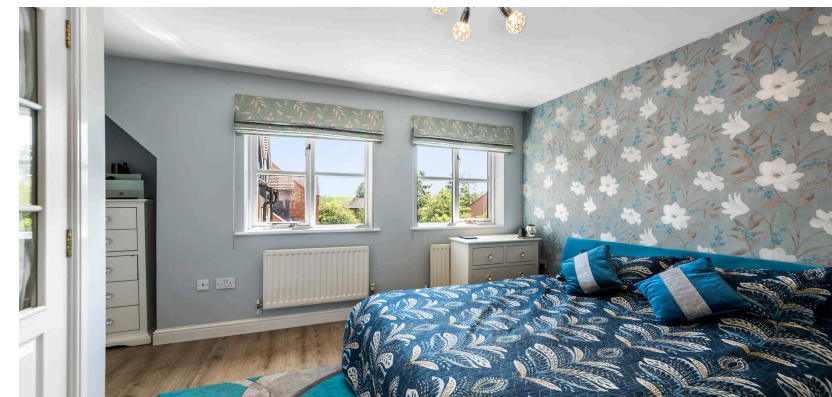
Practicality is catered for with a fully fitted utility room housing cabinets, granite-style work surfaces, a deep butler sink and appliance space, with an external door to the garden and internal door leading to the kitchen. Accessed from the hallway, the cloakroom comprises a modern vanity basin unit, concealed-cistern WC and tiled splashback.





## The primary bedroom

The primary bedroom occupies a peaceful front position and features a run of fitted wardrobes concealed behind panelled doors and further built-in storage on an adjacent wall. Two windows overlook the front and a door leads through to the en suite shower room.





## The primary en suite

Refitted in a contemporary style, the en suite boasts a walk-in shower with rainfall head and glass screen. A mixture of dark and light marble wall panels create a luxurious feel. A sleek vanity unit with basin provides storage and there is a chrome heated towel rail and close-coupled WC next to an obscure glazed window.



## The second bedroom

Set to the front, the second bedroom has two windows within the eaves bringing in village views. Built-in wardrobes provide ample storage and there is floor space for a desk or dressing area. A door leads to the en suite.





## The second bedroom en suite

The en suite offers a white suite comprising of a tiled shower cubicle with glass door, vanity basin and WC. A roof window delivers daylight and ventilation, and white tiling with decorative border completes the clean finish.



## The third bedroom

Another comfortable double bedroom enjoys a wide rear window and built-in double wardrobe. Providing versatility as a guest or further family bedroom, there is ample space for additional bedroom furniture.





## The fourth and fifth bedrooms

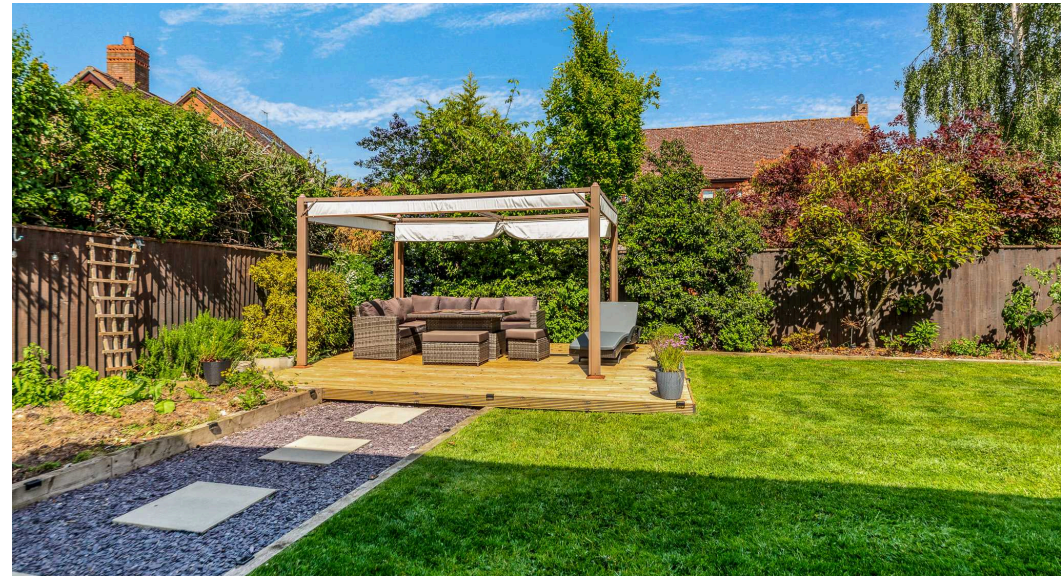
Two further bedrooms complete the accommodation and are presently used as home offices. Each has a large window with rear outlook and one includes mirrored sliding wardrobes. They could serve equally well as bedrooms, playrooms or study spaces.





## The bathroom

The family bathroom has been stylishly upgraded with marble wall panels and a large walk-in shower fitted with rainfall head. A vanity unit houses a rectangular basin and WC, while a tall heated towel rail completes the suite, and a window ensures natural ventilation.



## The garden

Landscaped for easy maintenance and enjoyment, the rear garden provides a level expanse of lawn bordered by established shrubs and trees. A timber deck with pergola creates a sheltered seating area and a paved terrace lies beside the home. A slate pathway with stepping stones winds through planted borders and there is secure fencing and hedging on all sides for privacy.



## The driveway and parking

At the front, a driveway leads to an attached double garage with twin up-and-over doors. An electric vehicle charging point is mounted on the side wall and solar panels are fitted to the garage roof, alongside further solar panels on the house. The driveway offers parking for two vehicles and a path rises gently to the covered front entrance.

## Location

Hanbury lies amid beautiful Worcestershire countryside and provides a peaceful rural atmosphere whilst remaining accessible to local amenities. The village offers a parish church, community hall and pub, along with a school bus service to some of Bromsgrove schools, while nearby towns provide shopping and leisure facilities. Footpaths across rolling fields encourage walking and cycling, and road links connect the area to regional centres. Schools for all ages and everyday essentials can be found within a short drive.

## Services

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

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

Mobile Coverage: Likely available from Vodafone, Three, EE 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.

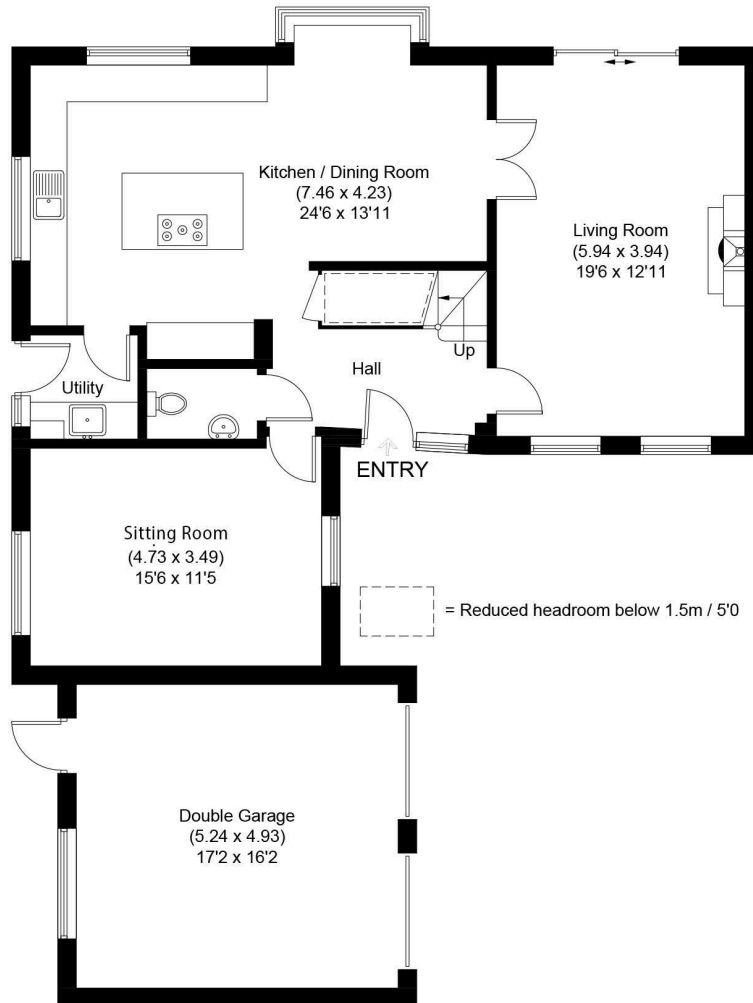
## Council Tax

The Council Tax for this property is Band G

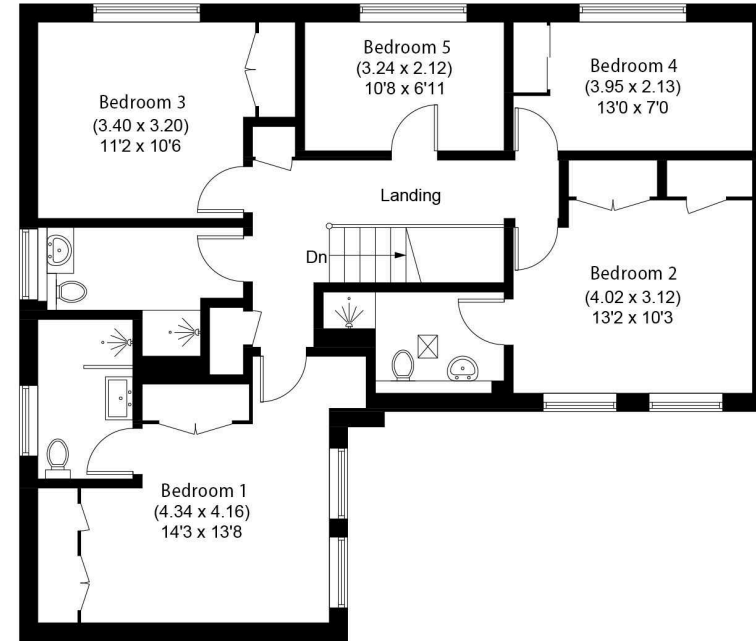


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Approximate Gross Internal Area  
Ground Floor = 89.9 sq m / 968 sq ft  
First Floor = 88.4 sq m / 951 sq ft  
Double Garage = 26.1 sq m / 281 sq ft  
Total = 204.4 sq m / 2200 sq ft



**Ground Floor**



**First Floor**

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)