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**Andrew  
Grant**



The Courtyard



# The Courtyard

Hatfield, Norton, WR5 2PZ

A substantial five bedroom home with far reaching Malvern Hills views, extensive reception space and landscaped gardens, well placed for Worcester.

**5 Bedrooms | 3 Bathrooms | 4 Receptions | Insulated detached double garage**

The Courtyard combines an elevated rural setting with substantial living space across two floors. A quartz finished kitchen and breakfast area opens towards the garden, complemented by a large conservatory, an inglenook sitting room, separate living and family rooms and a utility. Four upstairs bedrooms include two suites and a third bedroom with dressing room, alongside a separate shower room. The ground floor fifth bedroom or games room has an adjoining cloakroom, offering excellent potential for multi-generational living. Landscaped gardens, decking and terraces accompany a shared gated approach, separately gated private parking and a detached double garage.

**3133 sq ft (291.1 sq m)**

Freehold

## The ground floor

Glossy cabinetry and quartz work surfaces give the kitchen a polished contemporary finish, with integrated ovens and a broad peninsula defining the cooking area. The adjoining breakfast space opens through folding doors to the decking, while double doors connect with the conservatory.

Matching cabinetry and dark work surfaces continue into the utility, where a separate sink and spaces for laundry appliances keep household tasks away from the kitchen. An external door provides useful access between the parking area and the home.

An expansive glazed roof and windows on three sides give the conservatory an open connection with the landscaped garden. Pale tiled flooring runs throughout, with several sets of doors opening onto the surrounding decking and terraces.









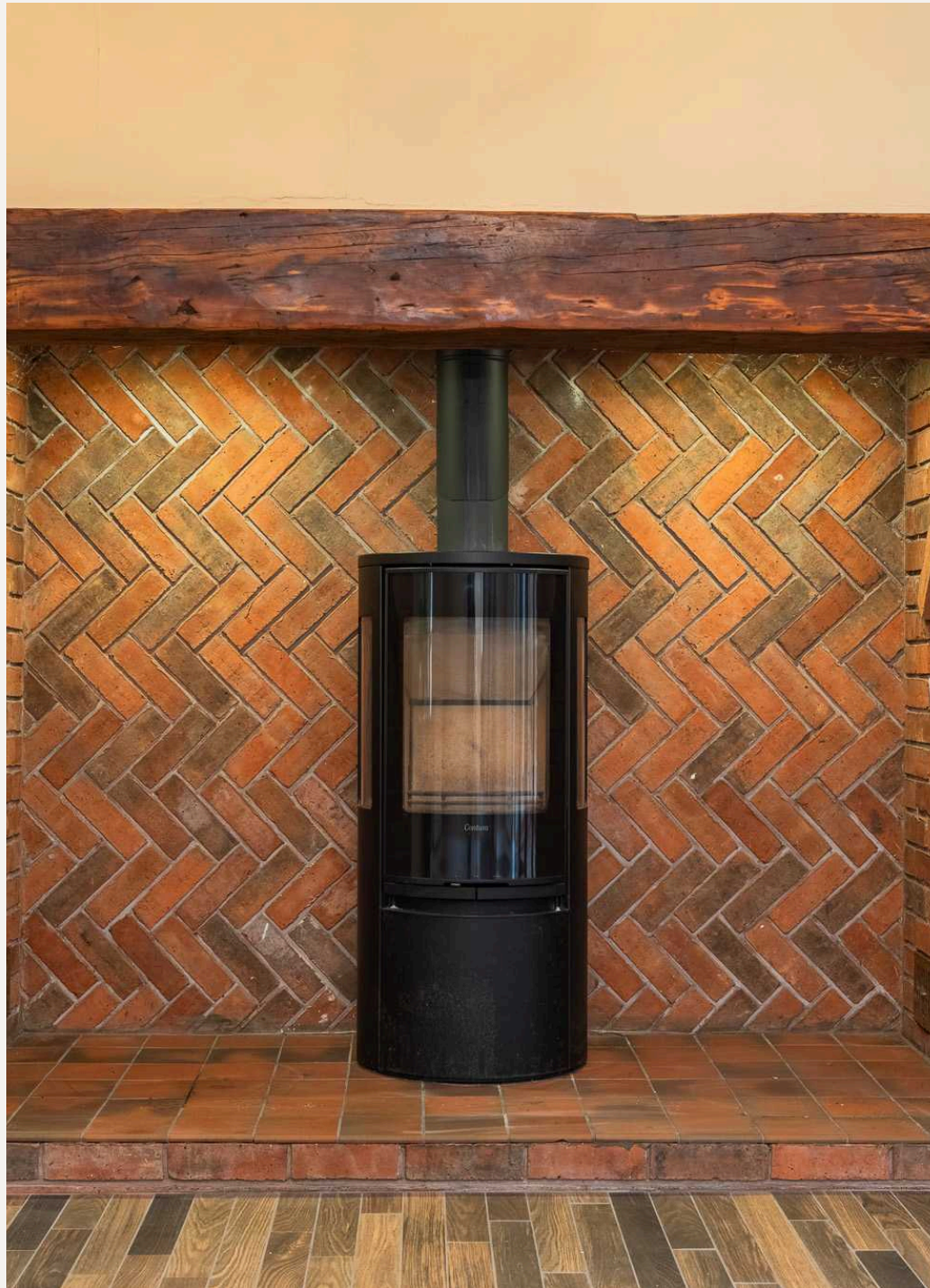
Computer Generated Image  
Digitally Furnished for Illustration Only

A deep inglenook fireplace brings warmth and character to the sitting room, combining herringbone brickwork, a substantial timber lintel and a log burner. Windows on two sides and glazed double doors towards the garden balance this striking centrepiece.

The separate living room offers a quieter counterpart to the larger sitting room, with a broad window, ceiling cornicing and wood effect flooring. Its position adjacent to the kitchen also makes it ideal as a dining room if required.

At the front of the home, the family room provides a further separate reception space with a broad window and ceiling cornicing. Direct access from the hallway also makes this a useful option for the dedicated study.







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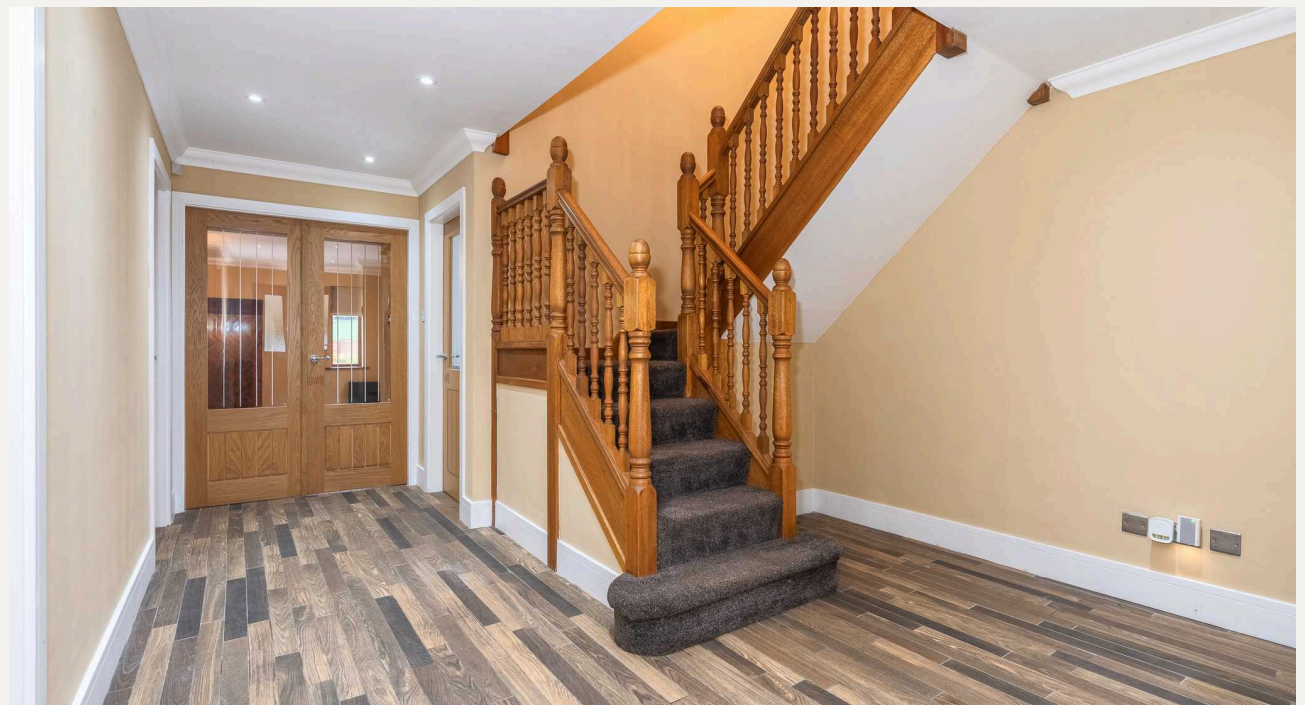


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The former double garage now provides a substantial fifth bedroom or games room, with two broad windows and pale tiled flooring. Its position beyond the utility, separate external entrance and adjoining cloakroom give this part of the home particular flexibility, with potential for an annexe, subject to the necessary consents.

The adjoining cloakroom is finished with tiled walls and flooring, a contemporary vanity basin and WC. A window provides daylight, completing the facilities attached to the fifth bedroom and games room.

A timber staircase with turned balusters gives the entrance hallway its character, complemented by wood effect flooring and glazed internal doors. A separate cloakroom off the hall has a vanity basin and WC.







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## The first floor

Windows on two sides draw the surrounding outlook into the principal bedroom, with panoramic views towards the Malvern Hills forming its strongest attraction. Extensive wardrobe storage flanks the entrance to its en suite.

The principal en suite pairs a broad shower enclosure with a wall mounted vanity basin and WC. Contrasting wall finishes, a window and a chrome towel rail complete a smart, contemporary shower room.

Sloping ceilings and a dormer window give the second bedroom a more individual character, with a separate walk in dressing room tucked beneath the roofline. Its own en suite completes a self contained bedroom suite.

A rooflight illuminates the second bedroom's en suite, where a curved glazed shower enclosure is accompanied by a vanity basin and WC. Tiled walls and a rainfall shower head provide a crisp finish.







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The third bedroom is approached both through the landing and a separate dressing room, creating a useful distinction between wardrobe storage and the bedroom itself. The dressing room offers scope for an additional bedroom and the third bedroom benefits from convenient built-in storage.

The fourth bedroom has a broad window and ceiling cornicing, continuing the straightforward proportions of the main first floor rooms, a built-in cupboard completes the space.

A wide glazed shower enclosure with a rainfall shower head is the principal feature of the separate shower room. A vanity basin, WC and window complete the arrangement, with a mosaic border adding detail to the tiled walls.

The broad landing opens around the timber staircase, with turned balusters and substantial newel posts continuing the entrance hall's character upstairs. The bedrooms and separate shower room are arranged around this central space.







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# The garden and parking

Broad decking and paved terraces shape a garden designed for manageable upkeep, with a modest lawn, mature shrubs and a rockery water feature adding texture. A covered section of decking adjoins the conservatory, extending the sheltered seating space beside the home.

Decorative gates and brick pillars introduce the block paved approach, which is shared with a neighbouring property. The substantial paved frontage complements the red brick elevations, with generous parking provision forming part of the approach.

A second gated entrance leads to private off road parking and the detached double garage at the rear. Insulated and internally lined, the garage has a wide vehicle door, a window and storage space.







# Location

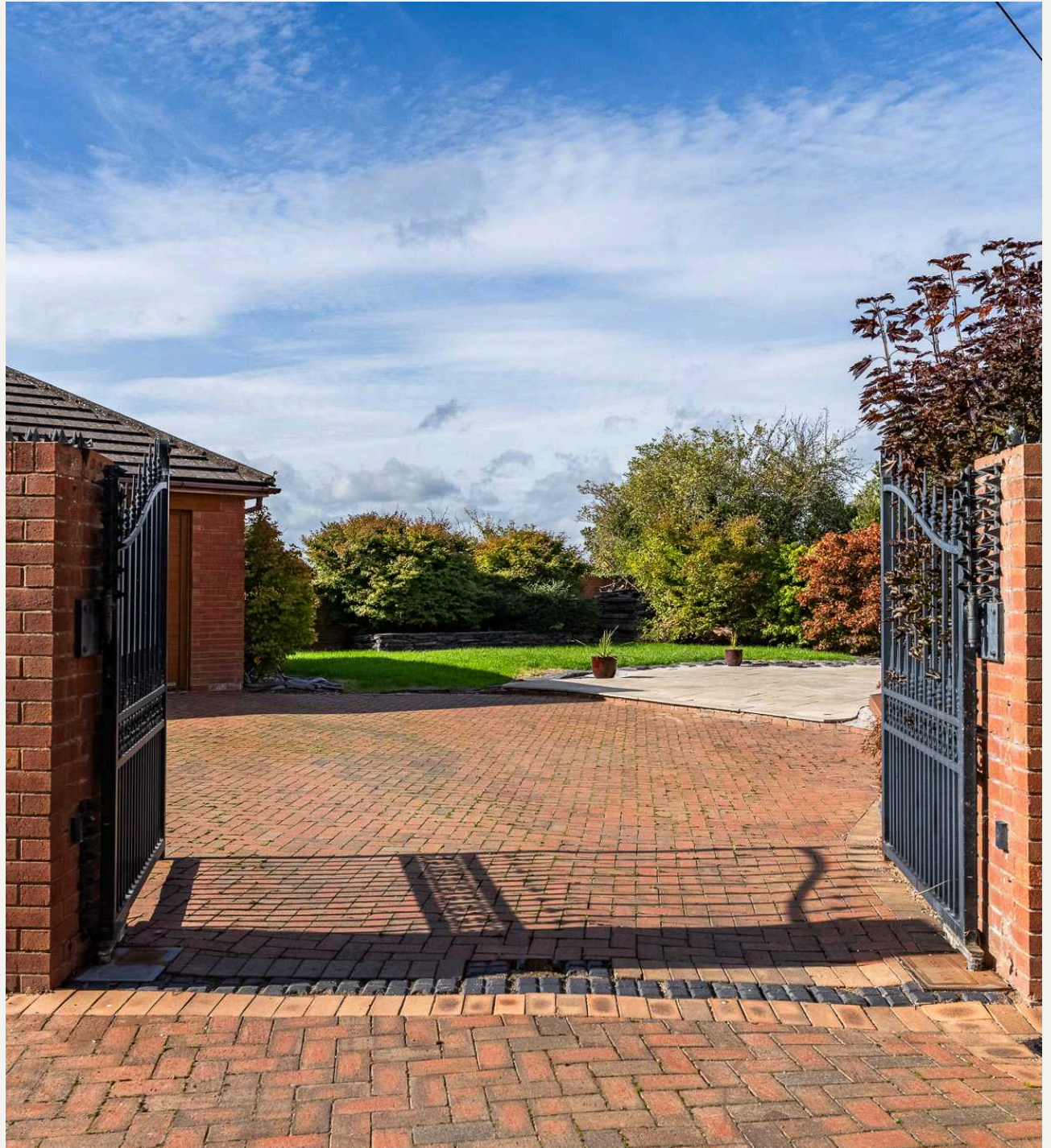
Hatfield is an established rural settlement within Norton juxta Kempsey, south east of Worcester. The Courtyard's elevated position enjoys views towards the Malvern Hills while retaining access to the city and regional connections.

Local amenities include St Peters Garden Centre, with its farm shop, butcher and restaurant. Worcester provides a wider choice of shopping, cafés and services, alongside the cathedral and historic city centre.

Norton Juxta Kempsey CofE Primary School is in Littleworth. Further educational options include Nunnery Wood High School in Worcester and independent schooling at King's Worcester and RGS Worcester.

Junction 7 of the M5 provides connections towards Birmingham and the South West. Nearby Worcestershire Parkway offers rail services including direct trains to London Paddington, broadening the options for commuting and longer journeys.

The wider area offers countryside recreation alongside Worcester's cultural attractions and walks beside the River Severn. The Malvern Hills provide further walking routes and far reaching views across the surrounding counties.



# Services

Services are TBC.

## Broadband Speed

Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

## Mobile Coverage

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

## Flood Risk

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.

## EPC

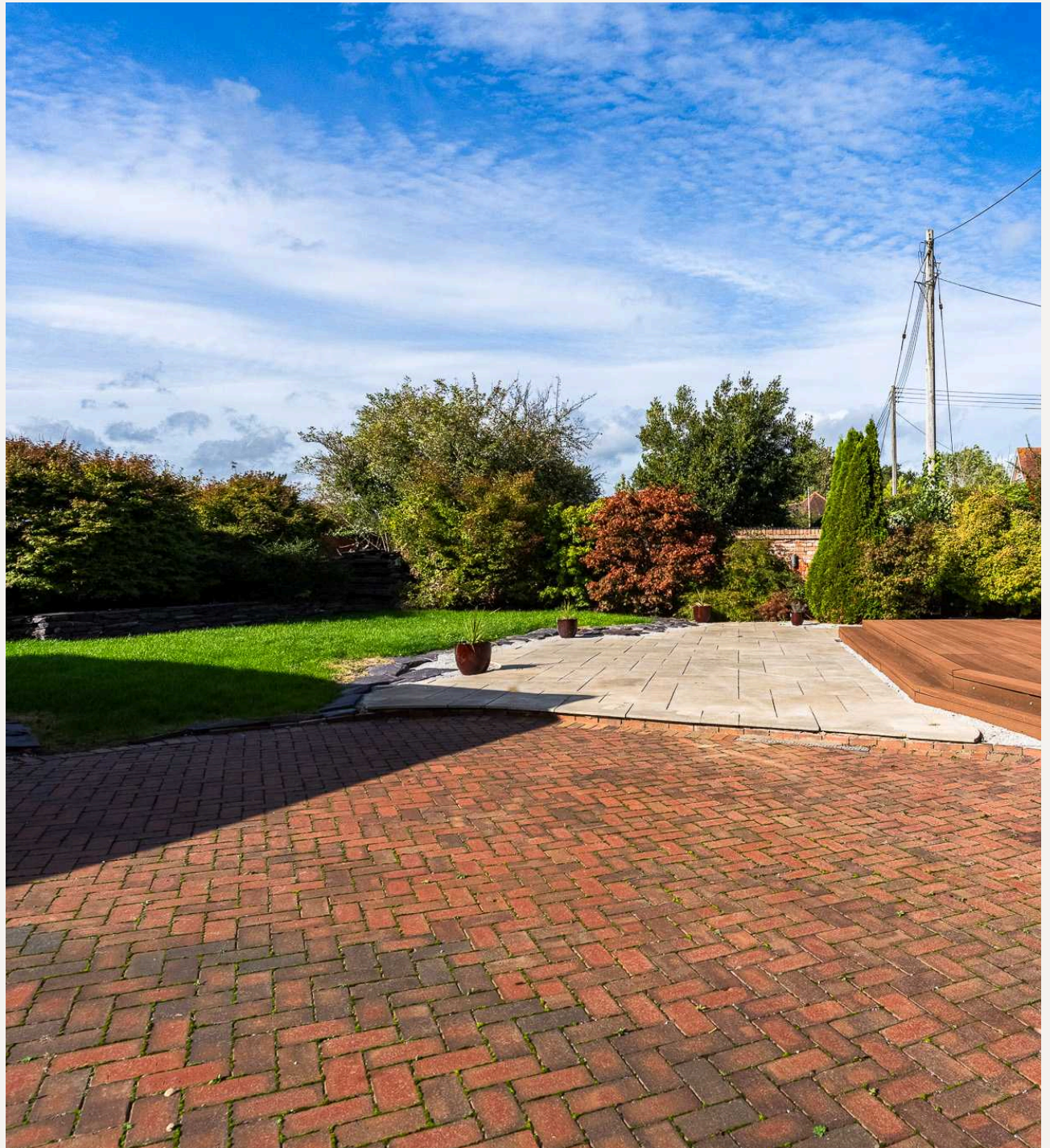
The EPC rating for this property is: D

## Council Tax

The Council Tax for this property is Band G

## Agent Note

Please note that some marketing images have been digitally enhanced using AI technology for presentation purposes.



# The Courtyard, Hatfield, Norton

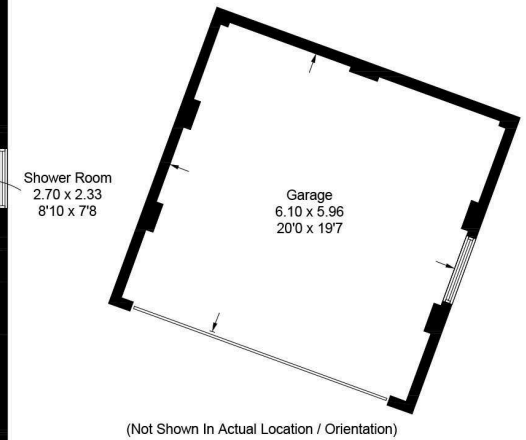
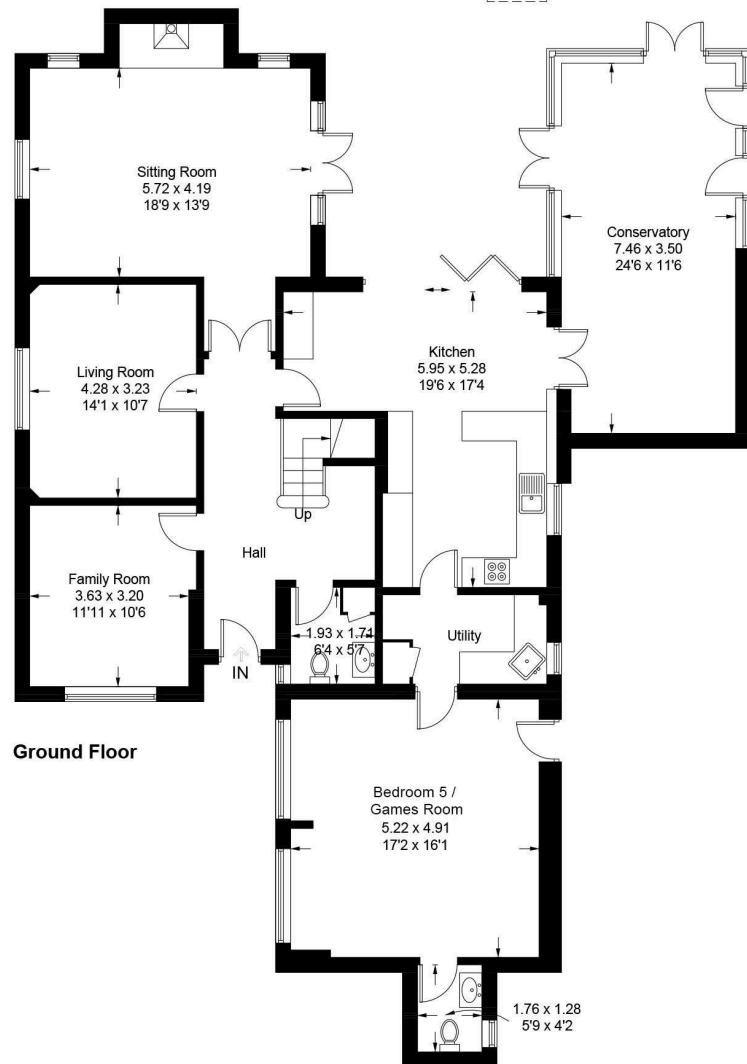
Approximate Gross Internal Area = 291.1 sq m / 3133 sq ft

Garage = 36.3 sq m / 391 sq ft

Total = 327.4 sq m / 3524 sq ft



= Reduced headroom below 1.5m / 5'0"



This plan is for guidance only and must not be relied upon as a statement of fact.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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