



5 Whitley Close
Hartlebury, DY11 7TY

Andrew Grant

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5 Bedrooms 3 Bathrooms 3 Reception Rooms

Substantial five bedroom Taylor Wimpey family home overlooking green space, offering versatile living, double garage and landscaped garden, set within a well connected Worcestershire village.

- A large Longford design home with five double bedrooms and three bathrooms.
- Open plan kitchen dining and living space alongside two further reception rooms.
- Landscaped, enclosed rear garden with terrace, pergola, level lawn and dedicated seating area.
- Block paved driveway, additional parking area and integral double garage.
- Edge of development position close to village amenities, countryside and Hartlebury station.

Available for the first time since new in 2018, this impressive five bedroom Taylor Wimpey home occupies a prime edge of development position overlooking green space. The generous accommodation includes an open plan kitchen dining and living area, two additional reception rooms and five double bedrooms, two with en suites. Outside, the landscaped rear garden is ideal for entertaining and family life, while the driveway and integral double garage provide excellent parking. The property is well placed for village amenities, transport links and surrounding countryside.

1847 sq ft (171.6 sq m)





The kitchen

Positioned at the rear of the property and spanning the full width of the house, the kitchen diner forms a strong focal. Contemporary units are paired with black granite work surfaces and a matching breakfast bar. Integrated appliances include an oven, hob with extractor, fridge freezer, dishwasher and washing machine. Adjoining the kitchen, the utility room offers practical additional space finished to match the main kitchen with coordinating units and granite work surfaces.



The living and dining area

Forming part of the impressive open plan arrangement, the living area provides a comfortable and well proportioned space suited to everyday family use. Its layout maintains a clear connection with the kitchen, with two sets of French doors opening directly onto the rear garden. The dining space is well defined, making it ideal for family meals and hosting guests. There is ample room for a full sized dining table and its location ensures easy access to the kitchen.





The living room

Located at the front of the property, the living room provides a comfortable and well proportioned reception space suited to everyday use and more formal occasions. A bay window with fitted shutters enjoys an open outlook across the green space to the front, creating an appealing connection with the setting.



The dining room

The dining room offers a versatile second reception space that works equally well for formal dining, a home office or a playroom. Double aspect windows provide ample natural light and its proportions comfortably accommodate a full dining suite or alternative uses, making it a flexible and valuable addition to the ground floor layout.



The hallway and cloakroom

A bright and welcoming hallway sets the tone on arrival, providing clear access to the principal ground floor rooms and the staircase rising to the first floor. Laid to practical Karndean flooring, this central space offers a sense of order and flow. Located off the hallway, the cloakroom adds valuable convenience for family life and visiting guests. Finished with Karndean flooring, this well planned space includes a chrome towel radiator, a storage cupboard, pedestal wash basin and low level WC.





The primary bedroom and en suite

The primary bedroom offers an impressive space designed for everyday comfort. The room benefits from a bank of fitted wardrobes and a large built in storage cupboard and roof windows and dormer style windows create an interesting layout and reinforce the sense of privacy.





The primary en suite

The en suite bathroom is generously proportioned and comprises a panelled bath alongside a separate shower cubicle, complemented by a vanity unit, chrome towel radiator and recessed lighting.



The second bedroom and en suite

The second bedroom is a generous double room positioned to the front of the property, making it well suited to older children or regular guests. Serving the second bedroom, the en suite provides a convenient and well arranged facility. It includes a shower cubicle, wash basin set within a vanity unit, low level WC and a chrome towel radiator.





The third bedroom

The third bedroom is a comfortable double room positioned to the rear of the property, offering a practical and flexible space suitable for children, guests or home working. Its proportions allow for a full range of bedroom furniture while maintaining a balanced layout.



The fourth and fifth bedrooms

The fourth bedroom is positioned to the rear of the property and offers a well proportioned room. Its layout provides flexibility for a range of furniture arrangements, making it suitable for family members, guests or alternative uses as needs change. The fifth bedroom is a versatile space currently used as a home office while remaining large enough to accommodate a double bed if required.





The bathroom

The family bathroom is well appointed and thoughtfully arranged to serve the remaining bedrooms. It features a panelled bath, vanity unit with integrated storage and a low level WC, complemented by recessed lighting and a window fitted with a shutter.



The garden

The rear garden provides a well designed and family friendly outdoor space that complements the scale of the accommodation. Directly accessed from the kitchen, a full width paved terrace creates an excellent area for outdoor dining and entertaining, complete with a pergola and established planting. Beyond this lies a level lawn, bordered by raised beds and leading to a circular seating area positioned at the far end, ideal for social gatherings or leisure use.





The driveway and parking

The property is approached via a shared block paved driveway leading to a tarmac parking area positioned in front of the integral double garage. This arrangement provides off road parking for two vehicles while maintaining a smart and orderly frontage. The garage features two up and over doors, with power and lighting installed, and includes a wall mounted combination boiler, offering both practicality and secure storage alongside everyday parking convenience.

Location

The property is beautifully situated in a quiet corner of this modern village development overlooking a pleasant green space to the front. This location is conveniently placed with the village centre and train station just a short walk away from here.

This sought-after Worcestershire village offers a friendly community atmosphere, with a well-regarded primary school, a local village store and post office, and a charming country pub all within walking distance.

For commuters, Hartlebury train station provides regular services to Worcester, Birmingham and beyond, while the nearby A449 connects easily to the M5 motorway, ensuring excellent road access to surrounding towns and cities.

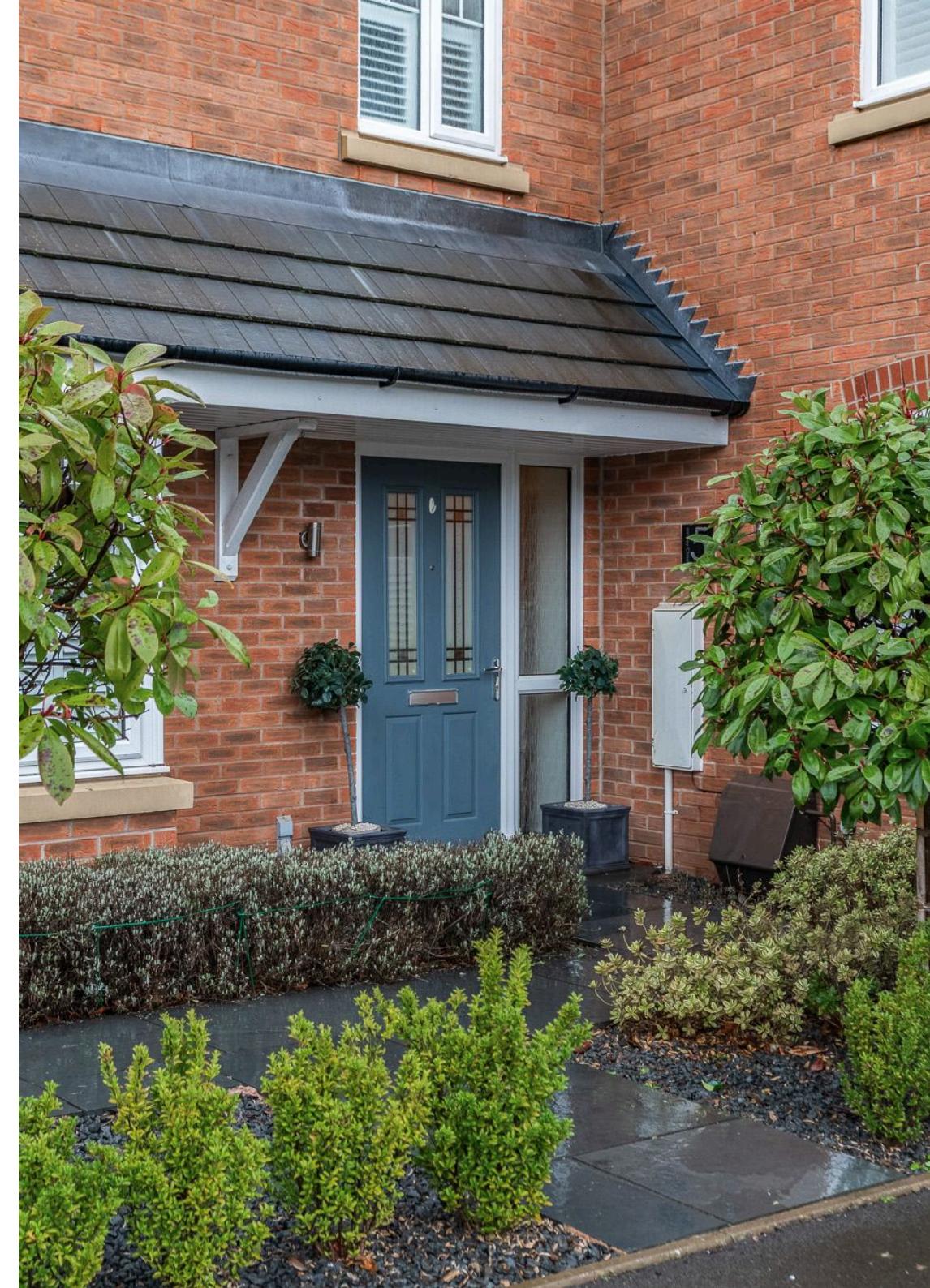
Nature lovers will appreciate the proximity to Hartlebury Common, a local nature reserve ideal for walking, wildlife spotting and enjoying scenic views. The surrounding countryside features a wealth of outdoor pursuits, making this an ideal setting for families, downsizers or anyone seeking a tranquil lifestyle with convenience close at hand.

Services

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

Council Tax

The Council Tax for this property is Band G

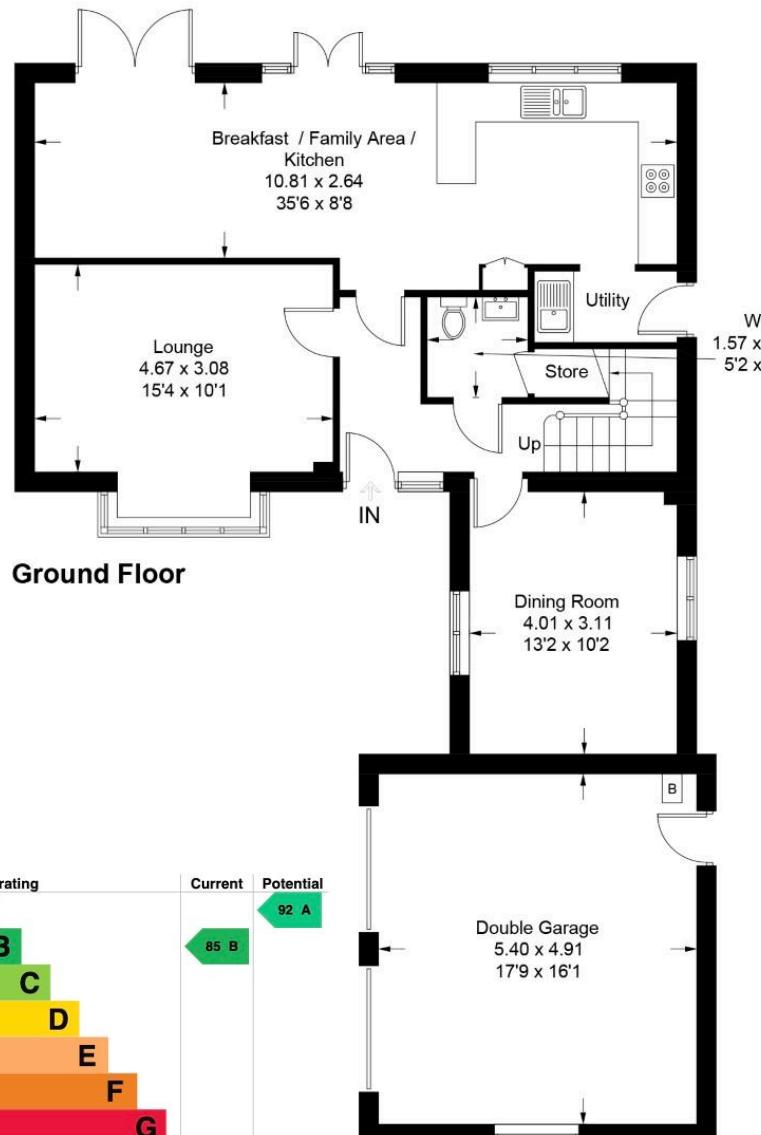


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Approximate Gross Internal Area = 171.6 sq m / 1847 sq ft

Garage = 26.6 sq m / 286 sq ft

Total = 198.2 sq m / 2133 sq ft



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



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