



**Iona**

Hartlebury, DY11 7XT

**Andrew Grant**

# Iona

Waresley Road, Hartlebury, DY11 7XT

**4 Bedrooms    3 Bathrooms    3 Reception Rooms**

Stunning extended family home with beautifully landscaped gardens, versatile living space and superb outbuilding in a highly sought-after Worcestershire location.

- Spacious and flexible four bedroom semi-detached family home, offering ample living space across two well-appointed floors.
- Open-plan kitchen/diner with skylights, ideal for everyday family life and entertaining guests.
- Three generous reception rooms including a stunning rear extension, providing multiple areas for relaxing, dining or working from home.
- Expansive landscaped rear garden with lawn, patio and hot tub with covering, creating a private and versatile outdoor living space.
- Large gravel driveway and integral garage with secure access, accommodating multiple vehicles with ease.
- Quiet and desirable Hartlebury location near schools and transport, offering a perfect balance of tranquillity and convenience.

1998 sq ft (185.5 sq m)





## The snug

Located at the front of the house, the snug offers a spacious and relaxing retreat. A wide bay window brings in natural light, and there is ample space for comfortable seating, making it ideal for cosy evenings or family gatherings.



## The living room

A more intimate space positioned towards the rear of the home, the living room opens onto the garden, offering a tranquil place to relax or read. Its proximity to the kitchen and outdoor seating area enhances its role as a social space.





## The kitchen

The heart of the home is this stunning open-plan kitchen with vaulted ceilings and skylights. Sleek cabinetry in a modern grey finish is complemented by white quartz worktops and integrated appliances. The spacious layout offers room for a central breakfast bar and flows seamlessly into the utility for added convenience.



## The utility

Adjacent to the kitchen, the utility room features matching cabinetry and work surfaces, with space and plumbing for washing and drying appliances. Dual skylights ensure this practical space remains bright, and a side door offers further convenience.



## Bedroom five/dining room

Currently utilised as a dining room, this ground floor room provides excellent flexibility, whether used for entertaining or as a fifth bedroom. A large window allows plenty of natural light, the French doors provide access to the garden and its location near the kitchen makes it ideal for hosting guests.



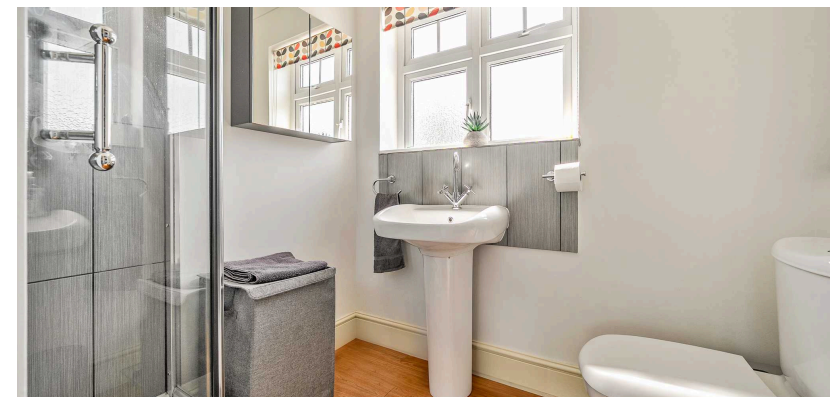
## The ground floor shower room

Just off bedroom five/dining room is the ground floor shower room, it has jack & jill doors making it great for guests but also could act as an en suite if the adjoining room is used as a bedroom.



## Bedroom one

The principal bedroom is generously sized and overlooks the front of the property. It benefits from an en suite shower room with modern fixtures, including a walk-in shower, vanity sink and WC. A stylish and functional private retreat.





## Bedroom two

A spacious double bedroom situated at the back of the property with a large window that provide great views of the garden and a comfortable layout. Ideal as a main or guest room, offering plenty of storage, thanks to the built in sliding wardrobes.



## Bedroom three

This bright and well-proportioned bedroom is located at the front of the home. Suitable for use as a child's room, guest room or additional workspace. The built in wardrobes provide ample storage and are conveniently lit by LED lighting.



## Bedroom four/study

Currently set up as a study, this room offers a quiet and private space ideal for working from home. Compact yet functional, it could also serve as a single bedroom or nursery.



## The family bathroom

Upstairs, the family bathroom offers a sleek and functional layout with a full-size bath, separate shower, WC and wash basin. Finished with stylish grey tiles and a frosted window for privacy.



## The garden

This impressively large, south-west facing garden includes a spacious patio, a level lawn and well-established planting along the borders. A hot tub area sits beneath a covered pergola, and the layout is ideal for outdoor entertaining, with direct access from the living room and bedroom five/ dining room.



## The home office/gym

Located at the far end of the garden, this timber-framed outbuilding houses a fully functioning gym, with electricity and insulation, flanked by two additional storage rooms. Versatile enough for use as a garden office, gym, studio or hobby space.



## Location

Situated on the well-regarded Waresley Road in Hartlebury, this home enjoys a peaceful setting with excellent local amenities close by. The area is renowned for its good schools and green surroundings, offering a great environment for families.

Kidderminster town centre is just a short drive away, providing access to a range of shops, supermarkets, eateries and entertainment venues. For commuters, Kidderminster station offers direct rail services to Birmingham and Worcester, while the nearby A449 and A456 ensure straightforward road connections to the M5 and beyond. The combination of quiet suburbia and accessible town links makes this an ideal spot for modern living.

## Services

This property is serviced by mains gas, electricity, water and sewage.

## Council Tax

This property is a tax **band E**



# Iona, Waresley Road, Hartlebury, Kidderminster, DY11

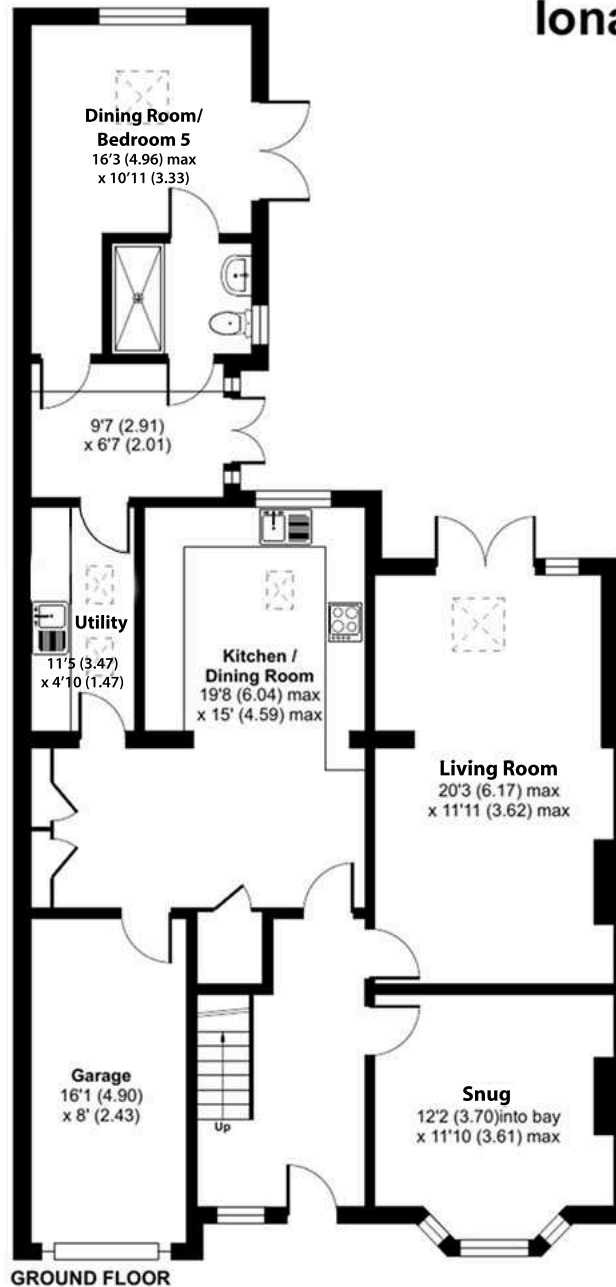
Approximate Area = 1745 sq ft / 162.1 sq m (excludes store)

Garage = 124 sq ft / 11.5 sq m

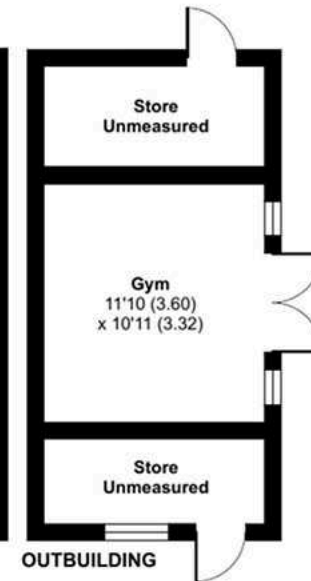
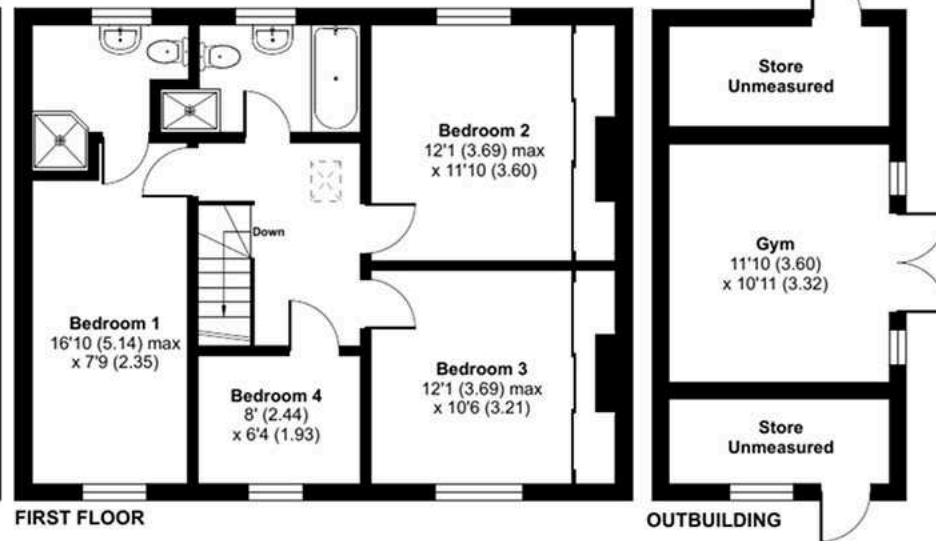
Outbuilding = 129 sq ft / 11.9 sq m

Total = 1998 sq ft / 185.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

FIRST FLOOR

OUTBUILDING



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.



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