



60 Waresley Park

Hartlebury, DY11 7XE

Andrew Grant

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Hartlebury, DY11 7XE

4 Bedrooms 2 Bathrooms 2 Reception Rooms

Distinctive four bedroom family home with sociable kitchen/diner, generous west facing garden and double garage on a peaceful private spur.

- A spacious family home offering four double bedrooms and two versatile reception rooms, available with vacant possession
- Sociable kitchen and dining room with bespoke cabinetry, integrated appliances and adjoining utility
- West facing enclosed garden with lawn, patio and mature shrubs perfect for outdoor relaxation
- Generous block paved driveway leading to an attached double garage providing extensive parking
- Situated on a peaceful private spur near Hartlebury village amenities, schools and commuter links

This well presented home combines generous living space with comfortable bedroom accommodation. A welcoming hall leads to a bay fronted living room with fireplace, an adaptable family room and a study, while the kitchen/dining room is equipped with quality units and opens to a utility. Upstairs, four bedrooms include a main suite with wardrobes and shower room alongside a family bathroom. Outside there is ample parking, a double garage and a west facing garden. The property is available with vacant possession.

1812 sq ft (168.3 sq m)





The kitchen and dining room

Forming the hub of the home, the kitchen and dining room delivers a sociable setting for everyday cooking and family meals. It features bespoke wooden cabinetry, extensive work surfaces, a gas hob with extractor and a pair of built in ovens alongside a sink set beneath windows. A breakfast bar links to the dining area which comfortably accommodates a table, while a door leads to the utility.



The living room

A bay fronted living room provides elegant entertaining space. The focal point is a carved timber fireplace with marble surround housing a gas fire, complemented by ornate coving and a dado rail. French doors at the rear open onto the garden, offering an easy connection between the house and outside, while the room links back to the central hallway.





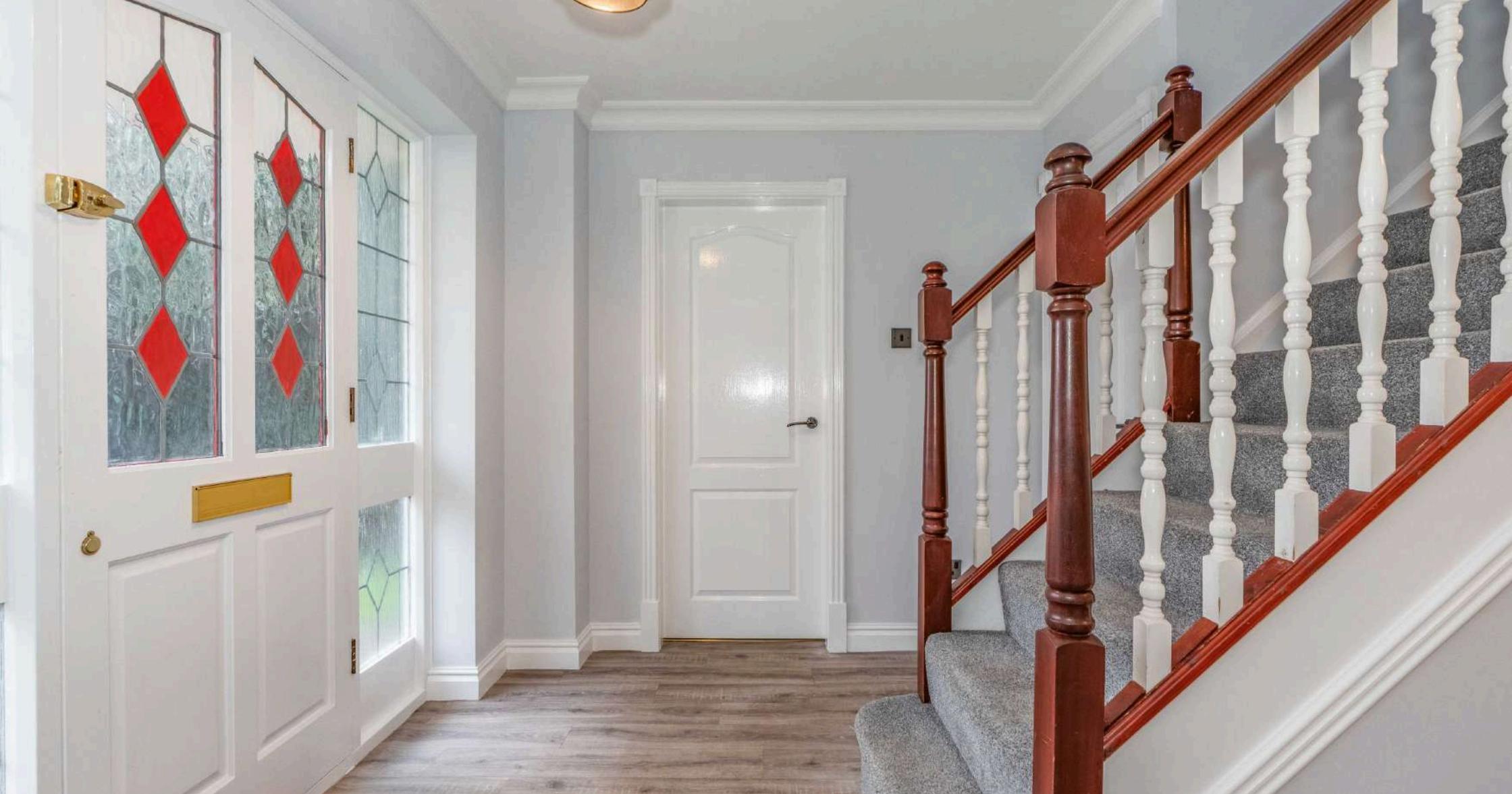
The family room

This adaptable family room is perfect for relaxation or formal dining. A bay window frames views over the rear, while glazed double doors lead to the living room and another door to the hallway. Traditional detailing includes coving, a ceiling rose and dado rail, giving a refined feel within this flexible reception space.



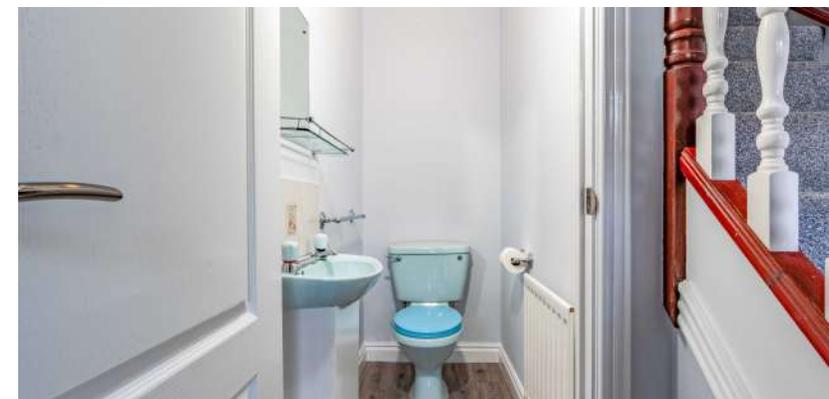
The study

This quiet study sits at the front of the home, offering an ideal spot for home working or hobbies. A leaded window provides an outlook onto the approach and a radiator ensures comfort, while traditional coving ties in with the rest of the accommodation.



The hallway and cloakroom

A welcoming hallway sets the scene, featuring a striking leaded glass entrance door, side panel and wood effect flooring. The balustraded staircase rises to the first floor, while doors radiate to the reception rooms. Off the hall, the cloakroom provides a convenient WC and wash basin with tiled splashback.





The utility

The practical utility room is fitted with base and wall cabinets topped by a work surface incorporating a stainless steel sink and drainer. There is space and plumbing for laundry appliances and a part glazed door, making this a useful service entrance.



The primary bedroom

The primary bedroom offers a generous sanctuary complete with extensive fitted wardrobes and a dressing table. A large window looks over the front aspect and there is ample floorspace for additional furniture. A door leads through to the en suite shower room.



The primary en suite

The en suite serves the main bedroom and comprises a glazed shower enclosure, contemporary vanity unit with basin and a WC. Part tiled walls and a frosted window maintain a bright yet private feel.





The second bedroom

The second bedroom is also a double in size and features a range of fitted wardrobes. A picture window frames garden the frontage and there is still room for a desk or dressing table, making the space versatile for family or visitors.





The third bedroom

The third bedroom is a comfortable double with built in wardrobes to one wall. A wide window overlooks the rear and a neutral palette creates a calm atmosphere, providing a peaceful space for guests or family members.



The fourth bedroom

This fourth bedroom could serve as an additional bedroom or home office. It includes a built in wardrobe for storage and enjoys a window overlooking the garden, ensuring a useful and adaptable space.



The bathroom

Serving the remaining bedrooms, the family bathroom features a panelled bath with shower over and a glass screen, a pedestal wash basin and a WC. Tiled walls with a decorative border and a frosted window complete the room.



The garden

The west facing rear garden offers a level lawn bordered by mature shrubs and fencing, creating a private outdoor space for children and pets. A paved pathway runs alongside the house, connecting the lawn to a side gate and the utility door.





The driveway and parking

A block paved driveway sweeps to the front of the house, providing outstanding ample parking for 6+ cars and access to an attached double garage with two up and over doors. A neatly kept lawn and mature hedging frame the approach, giving a welcoming first impression and generous space for vehicles.



Location

Waresley lies on the edge of Hartlebury, a desirable Worcestershire village offering a post office and general store, public house, village hall, primary school and a railway station with trains to Worcester and Birmingham and onward connections to London. Hartlebury Castle and nearby Hartlebury Common provide recreational spaces and heritage interest. Droitwich Spa offers supermarkets and a mainline station, while Worcester to the south has extensive cultural and sporting facilities. Hartlebury's primary school is well regarded, and the motorway network is readily accessible at Junction 5 of the M5. Worcester, Birmingham, Stourport on Severn and Kidderminster are approximately 10, 20, 3 and 6 miles respectively.

Services

The property benefits from mains gas, electricity, 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, O2, Vodafone and Three (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.



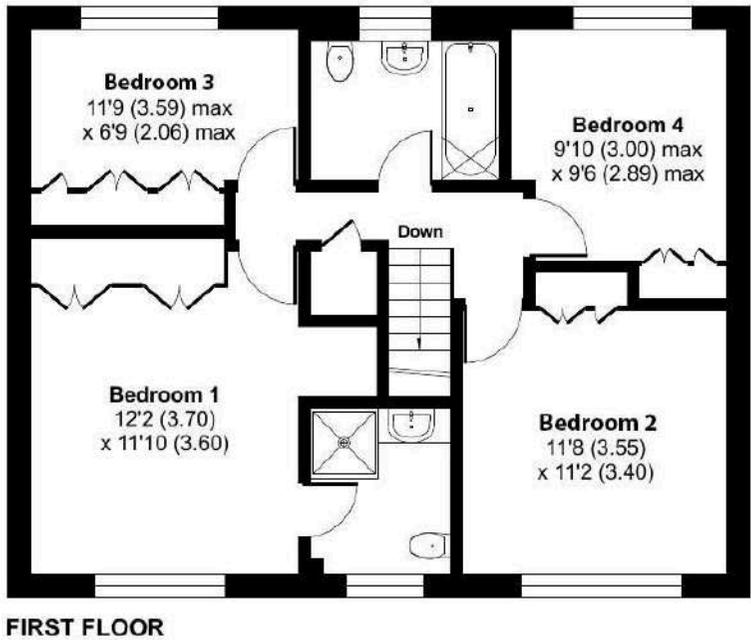
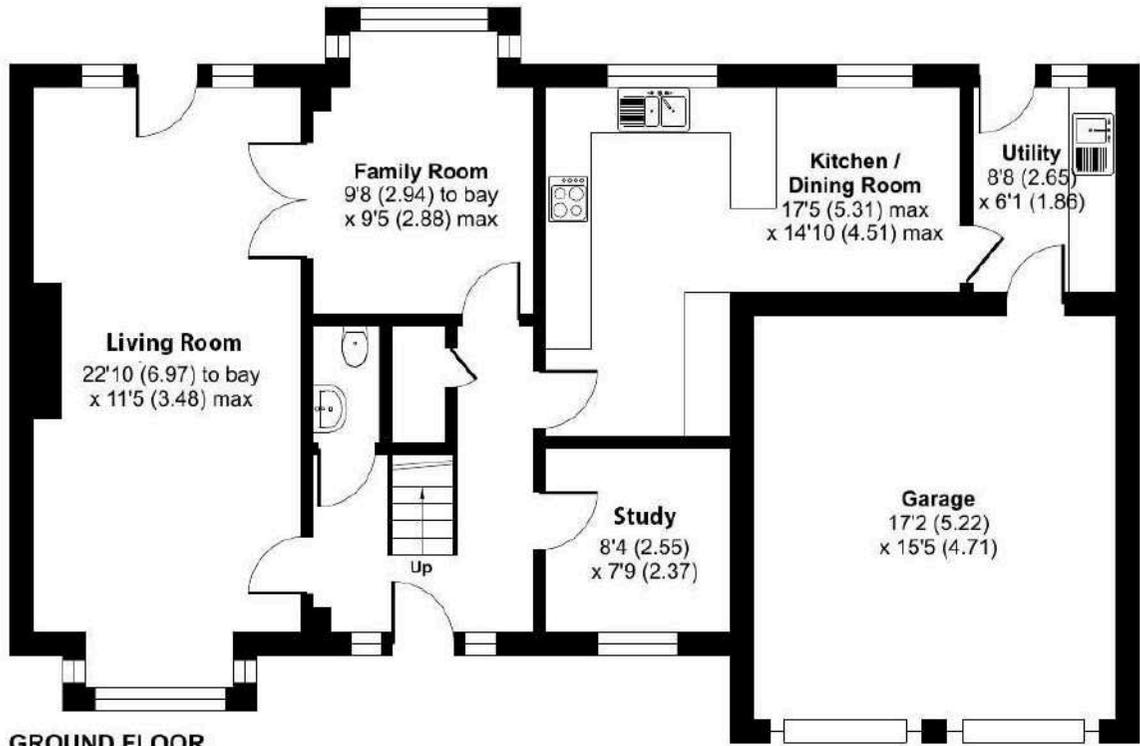
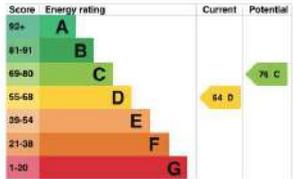
Waresley Park, Kidderminster, DY11

Approximate Area = 1547 sq ft / 143.7 sq m

Garage = 265 sq ft / 24.6 sq m

Total = 1812 sq ft / 168.3 sq m

For identification only - Not to scale



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: 1418290



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