

Andrew Grant  
PRESTIGE & COUNTRY



Rock Lodge  
Charlton, DY11 7YE



# Rock Lodge

Charlton, Hartlebury, DY11 7YE

**4 Bedrooms    3 Bathrooms    4 Reception Rooms**

“A beautifully appointed period home, thoughtfully remodelled for modern family living and enjoying views towards Hartlebury Castle...”

Scott Richardson Brown CEO

- Immaculately presented period detached family home, extensively remodelled and beautifully appointed throughout
- Exceptional open-plan kitchen, dining and living space, redesigned with modern family life and entertaining in mind
- Elegant sitting room, cosy snug and dedicated home office providing versatile accommodation for family living and home working
- Four well-proportioned bedrooms and three stylish bath/shower rooms, including a principal suite with bespoke fitted furniture and luxurious en suite
- Beautifully landscaped south-facing gardens featuring a large entertaining terrace, ornamental pond, mature planting and a variety of secluded seating areas
- Gated gravel driveway providing extensive parking, detached double garage and a private plot of approximately 0.37 acres with views towards Hartlebury Castle



**2369 sq ft (220.1 sq m)**



## The kitchen, dining and living room

Undoubtedly the heart of the home, the kitchen was comprehensively remodelled and refitted in 2025. It features shaker-style cabinetry with brushed copper handles, quartz work surfaces, a Blanco Belfast sink, integrated AEG and Bosch appliances, and an antique-effect mirrored splashback. Programmable electric underfloor heating serves the kitchen/dining area, while a large freestanding antique island is centrally positioned and available by separate negotiation.





## The dining area

Open to the kitchen, the dining area comfortably accommodates a large table for family meals, entertaining and special occasions. Its position within the open-plan layout creates an ideal setting for both everyday use and larger gatherings.



## The living area

Adjoining the dining space, the seating area provides a relaxed everyday living environment centred around an attractive exposed brick inglenook-style fireplace with inset wood-burning stove. Large windows and French doors draw natural light into the room and provide a strong connection to the surrounding gardens, enhancing the property's excellent indoor-outdoor lifestyle appeal.



## The sitting room

A beautifully presented formal reception room, combining elegant period detailing with a refined contemporary finish. Decorative coving, a ceiling rose and attractive herringbone-style flooring enhance the room's character, while large windows draw in excellent natural light. A focal point of the room is the impressive stone fireplace surround, creating a strong architectural feature and adding warmth and character to the space.







## The snug

Occupying a useful position away from the principal living areas, this versatile suite of rooms provides excellent flexibility for modern family life. The snug offers a comfortable and informal retreat, ideal as a family room, playroom or secondary sitting area.

# The study

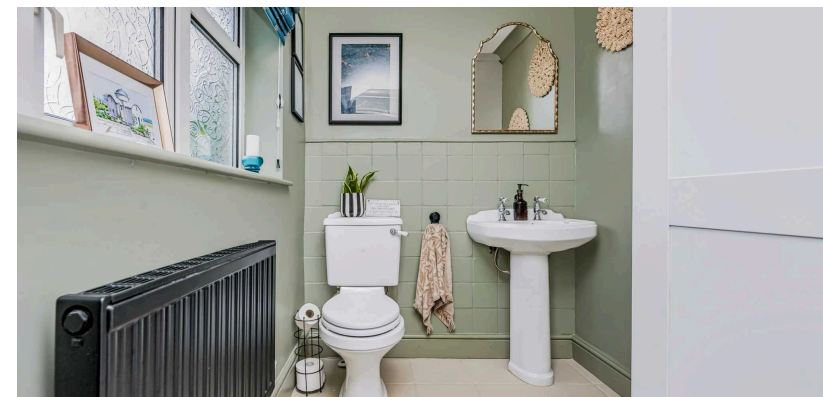
Adjoining the snug is a superb study and library area, fitted with an extensive range of bespoke shelving and storage, creating an ideal environment for home working, reading or hobbies.





## The hallway and cloakroom

The hall provides a welcoming introduction to the property, featuring attractive herringbone parquet flooring, a refurbished staircase and an exposed brick fireplace recess which adds character and charm. Located off the hall, the cloakroom is neatly presented with a WC and wash hand basin.





## The utility

The utility room is fitted with contemporary cabinetry, work surfaces and a sink unit, providing valuable additional storage and laundry space away from the main kitchen. The utility room also benefits from a quarry tiled floor and a door providing direct access to the outside.



## The principal bedroom

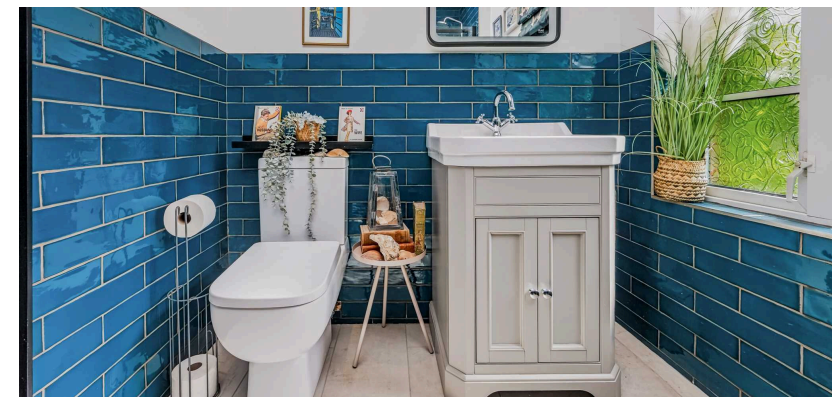
The principal bedroom is fitted with an extensive range of bespoke bedroom furniture incorporating wardrobes, overhead storage, drawers and a dressing table area, providing exceptional storage and making excellent use of the available space. Dual aspect windows draw in plenty of natural light, whilst exposed timber flooring adds warmth and character.





## The principal en suite

The ensuite has been stylishly refitted with a contemporary suite comprising a large walk-in shower with glazed enclosure, vanity unit and WC. Finished with high-gloss metro tiling and quality fittings throughout, including twin shower heads, it provides a luxurious and practical addition to the principal bedroom.





## The second bedroom

A well-proportioned double bedroom enjoying attractive views across the surrounding countryside and Hartlebury Castle. The room benefits from fitted wardrobes, offering useful built-in storage, whilst the large window allows plenty of natural light to fill the space, creating a bright and comfortable environment.



## The second en suite

Serving the room is a contemporary ensuite shower room, fitted with a walk-in shower, WC and wash hand basin. Finished with sleek large-format porcelain tiling and a clean, understated design, it has been thoughtfully updated to complement the high standard of accommodation found throughout the property.



## The third bedroom

Overlooking the surrounding gardens, this attractive bedroom enjoys a leafy outlook and benefits from fitted wardrobes which provide excellent built-in storage. The room offers ample space for a double bed and additional furniture, making it equally suitable as a children's bedroom, guest room or home office if required.



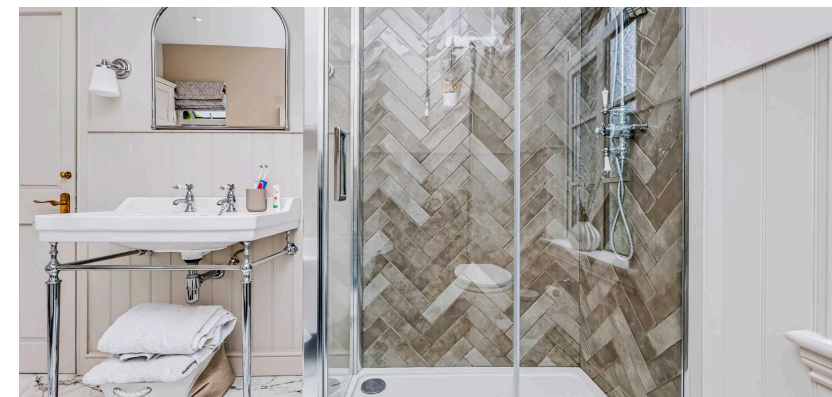
## The fourth bedroom

This versatile fourth bedroom benefits from built-in wardrobes which provide useful storage whilst maximising the available floor space. Overlooking the gardens, the room enjoys a pleasant outlook and plenty of natural light, creating a bright and comfortable environment. Currently arranged as a single bedroom, this well-presented room offers flexible accommodation and would be equally suited as a nursery, child's bedroom, dressing room or additional home office.



## The family bathroom

The family bathroom has been beautifully refitted to create a stylish and luxurious space, featuring a freestanding roll-top bath, large walk-in shower with glazed enclosure, herringbone tiling, marble-effect flooring, tongue and groove panelling and traditional-style Burlington sanitaryware. The room also benefits from programmable electric underfloor heating, while an obscured window provides natural light.







## The terrace and garden

The gardens have been thoughtfully landscaped to provide attractive outdoor spaces throughout the year. A substantial paved terrace, positioned directly outside the kitchen, is ideal for outdoor dining and entertaining whilst enjoying morning sun and views across the adjoining paddock towards Hartlebury Castle. An ornamental pond set within the terrace creates an attractive focal point.





Beyond the terrace, the gardens continue with generous areas of lawn interspersed with mature trees, shaped shrubs and established planting, creating an attractive and well-balanced setting. A further secluded seating area, positioned behind the garage, offers a peaceful retreat within the grounds and a delightful place to relax and enjoy the surroundings.

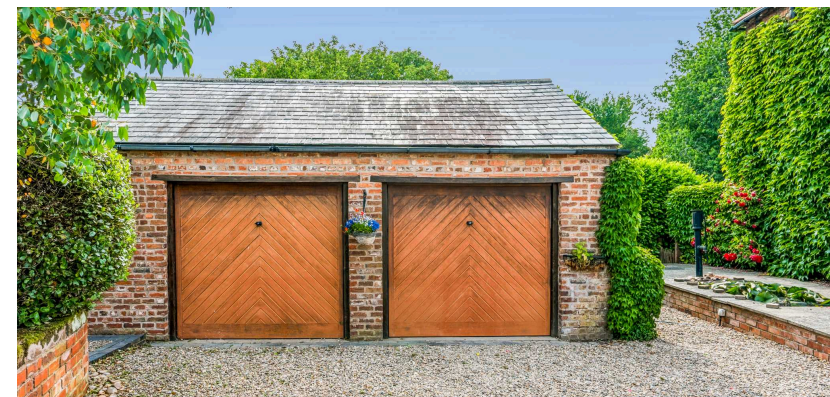






## The driveway and double garage

The property is approached via a gated gravel driveway which sweeps through the gardens, providing extensive parking and access to a detached double garage with adjoining workshop/store. Mature hedging, established planting and beautifully maintained lawns create an immediate sense of privacy and seclusion, whilst the attractive brick and slate elevations are enhanced by Virginia Creeper and colourful borders.





## Location

Rock Lodge enjoys a delightful semi-rural position in the hamlet of Charlton, on the edge of Hartlebury, surrounded by attractive Worcestershire countryside whilst remaining convenient for everyday amenities. Bordering open fields and enjoying views towards Hartlebury Castle, the property offers a peaceful setting with an excellent balance of rural living and accessibility.

Hartlebury village lies less than a mile away and provides a range of amenities including a primary school, rated 'Good' by Ofsted, public house, village shop and railway station, with regular services to Worcester, Kidderminster and Birmingham. The surrounding area is renowned for its countryside, with Hartlebury Common Nature Reserve close by, while excellent road links place Worcester, Kidderminster and Birmingham within easy reach. Highly regarded independent schools including Winterfold House School, Kings Hawford School and RGS Worcester are also conveniently accessible.

## Services

The property benefits from mains electricity and water. Drainage is supplied via a private septic tank and there is oil-fired central heating. 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, Three and Vodafone. (source: Ofcom checker).

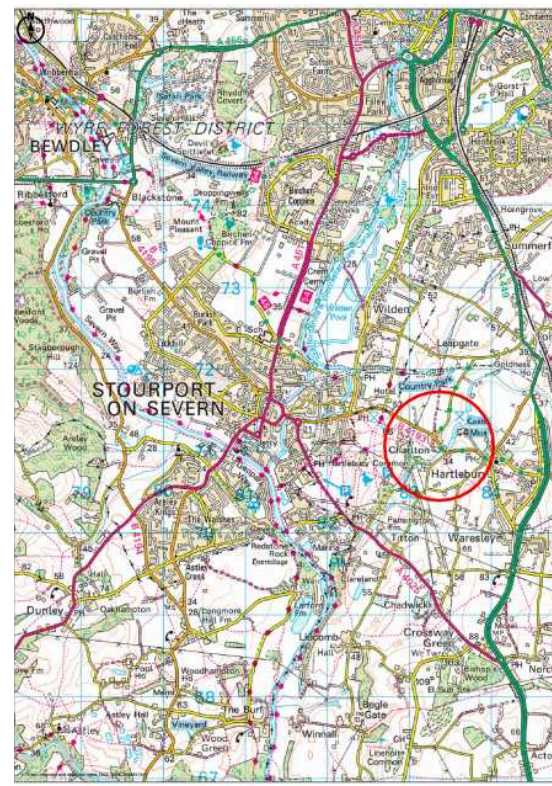
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band F.

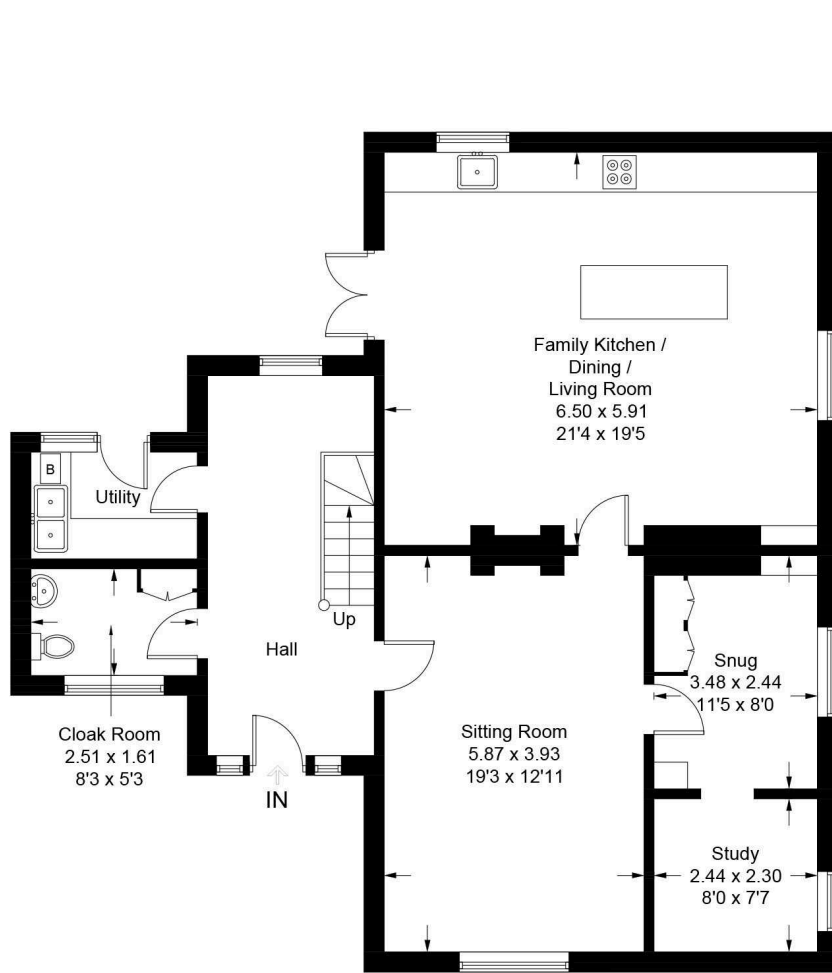
## Agent's Note

We are advised by the vendors that the adjoining paddock extends to approximately 1.5 acres, with around 1.2 acres being usable land. The paddock is not included within the sale but is currently available to rent from the landowner, offering potential appeal to purchasers with equestrian or lifestyle interests. Interested parties should make their own enquiries regarding availability and terms.

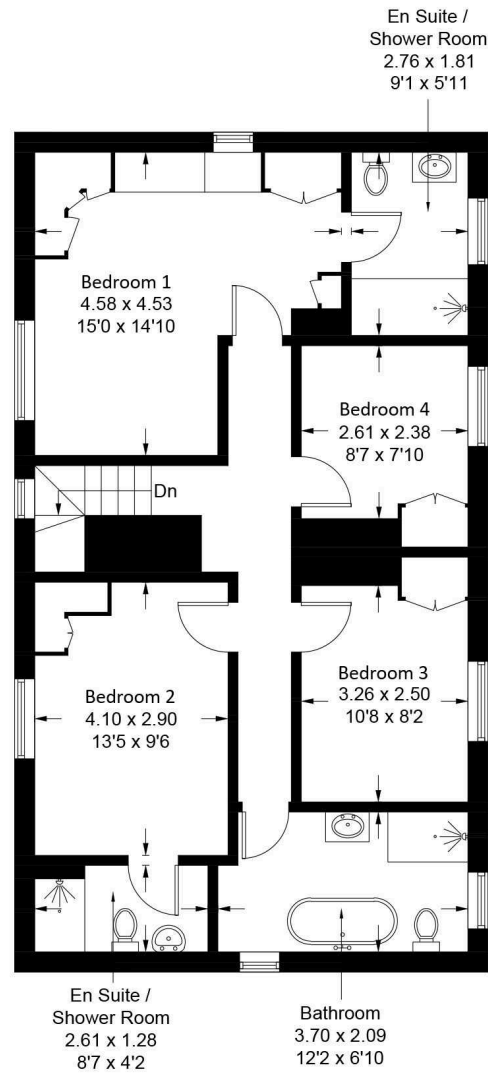


# Rock Lodge, Charlton

Approximate Gross Internal Area = 180.4 sq m / 1942 sq ft  
 Outbuilding = 39.7 sq m / 427 sq ft  
 Total = 220.1 sq m / 2369 sq ft

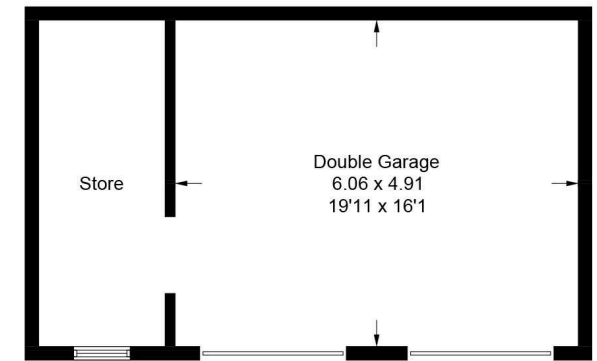


Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)



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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