



Chartley House
56A Hillgrove Crescent | Kidderminster | Worcestershire | DY10 3AR

FINE & COUNTRY

CHARTLEY HOUSE

A substantial, detached, four bedroom property occupying a generous plot on a prestigious road in Worcestershire. Chartley House boasts an outdoor swimming pool, double garage, and a spacious sitting room, featuring an impressive inglenook fireplace, creating a wonderful family home.



Ground Floor:

Walking through the front door of Chartley House takes you into a spacious entrance hallway with solid oak flooring. To the left are double glazed doors leading into a spacious sitting room with sliding doors onto the patio and an imposing inglenook fireplace with a gas fire. The sitting room flows into the dining room, creating a great space for entertaining. The kitchen is situated off the dining room and incorporates a family room. There is a utility room with direct access into the garage and to the side of the property. The office is situated at the front of the property looking out over the driveway, alternatively this can be used as an additional reception room. A guest cloakroom is located on the ground floor.









Seller Insight

“ Located on Hillgrove Crescent in the leafy area of Kidderminster, this detached four-bedroom 1980s built home offers a generous amount of living space and approximately one acre of landscaped gardens. Approached by a drive shared with two other individual homes, the property boasts an open plan ground floor, an easy flow from inside to out, an outdoor pool and views across to oak woodlands.

Described by the current owners, as a 'peaceful oasis located close to excellent amenities', the property is set back from sought after Hillgrove Crescent with private land teaming with wildlife to the rear. 'The position is very peaceful and green, and we enjoy a good deal of space between ours and the neighbouring houses. The house is large and comfortable with a fantastic sun terrace which wraps around the whole building,' explains the owner. 'It's a nice safe area lived in by friendly people who say hello when you meet them whilst out walking the dog. The station, a whole range of shops and great schools are all within a short walk from the house. The M5 and M6 are easy to reach, as are Worcester and Birmingham.'

'Laid out over two floors, the downstairs feels very open with the living and dining rooms merging into one and a kitchen/diner offering great family space.'

'The gardens are made up of lawn and borders with the pool set in the middle – the pool was brilliant for parties when our children were growing up. With patio doors, the outside can easily be accessed; one gets a great sense of indoors and outdoors being one.'

'I love spending time in the kitchen/diner as it's the heart of the home, however during the summer the garden is the best place to be. The back of the house is flooded with sun in the morning, and when the trees are bare in the winter we can see the Malvern Hills.'

'The neighbours are really nice, and everyone looks out for each other.'

'We will miss the garden and the greenery and all the wonderful times we have had living here.*'









First Floor

The first floor is configured of four double bedrooms and a large, contemporary family bathroom. The spacious main bedroom features fitted wardrobes and an ensuite shower room.







Outside:

Chartley House is approached along a private driveway shared with two other properties. This leads to a private driveway with ample parking to the front of the property. There is a double garage with electric doors providing access directly into the property. To the rear of the property is a lawned garden, with a fabulous backdrop of woodland, an outdoor swimming pool and entertaining patio. There is an additional side patio boasting a south facing aspect and a modern, well-kept, fish pond.











LOCATION

Chartley House lies along the most prestigious road in Kidderminster; Hillgrove Crescent, which is on the east side of Kidderminster giving direct access to Blakedown, Hagley and Chaddesley Corbett.

The nearby town of Bewdley is recognised for its Georgian architecture and recreational culture, with a wide range of shopping and professional services including small supermarkets, selection of pubs and restaurants, bakery, butchers, and pharmacy.

Kidderminster boasts all local amenities along with newly developed canal side restaurants and Kidderminster Golf Course. The recently renovated Kidderminster train station offers direct services to London, Birmingham and Worcester. Hagley has a wide range of local amenities and home to the Grade I Listed Hagley Hall Estate, only 6 miles to the north east and the Severn Valley Railway may be accessed at Kidderminster with onward passage to the riverside town of Bewdley, at the heart of the Severn Valley. The West Midlands Safari Park may be found between these two historic towns, all of which makes for a location that provides for access to the best that north Worcestershire has to offer with a lifestyle of village pubs, shops and amenities: as well as The Clent Hills with a network of country paths and bridleways.

Central Birmingham is 19 miles to the east. It is a city of international importance, both commercially and culturally, as defined by its magnificent library, town hall and Symphony Hall; the home of the Birmingham Symphony Orchestra.

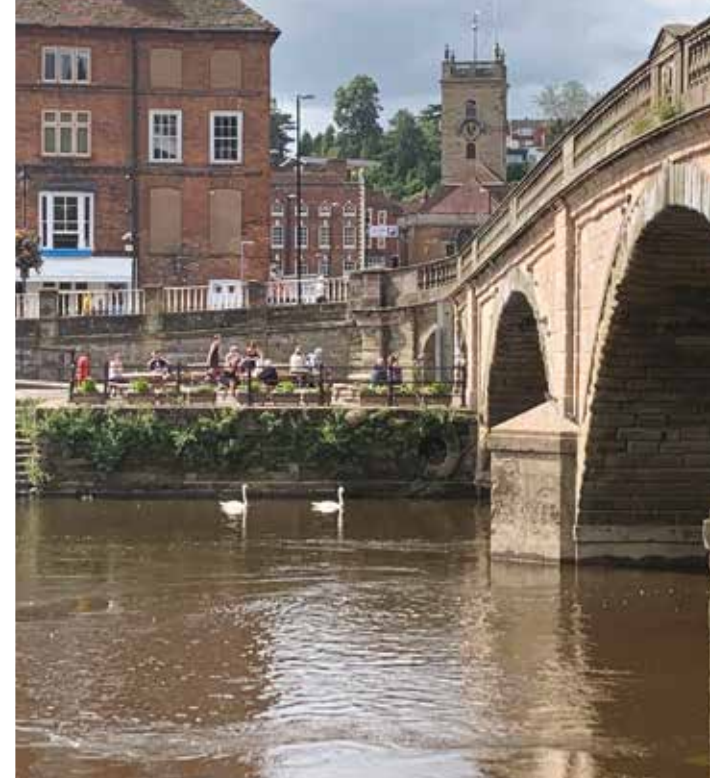
The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 14 miles south, providing for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground, premiership rugby club and university.

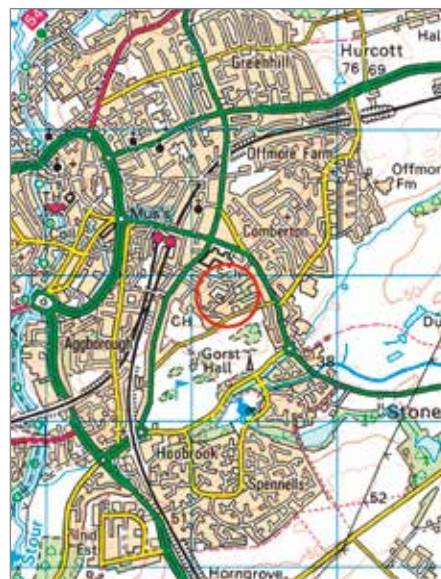
The M5 accessed at Lydiate Ash J4, or Halesowen J3, provides for ready access to the north, east and south east, as well as greater Birmingham and the surrounding industrial and commercial areas. The M42, accessed via the M5 enables for onward travel to the M40 and London (126 miles). The M5 J6 at north Worcester provides access to the south west, Cheltenham and its racecourse (42 miles), Gloucester and Bristol (46 miles). The M42 also offers access to Birmingham International Airport (19 miles).

The railway station at Blakedown enables for easy travelling to the Black Country and Stourbridge (6 miles) and thereafter to central Birmingham for fast onward travelling around the UK and to London. The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is also intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include The Old Swinford Hospital School at Stourbridge, Holy Trinity School at Kidderminster, and King Charles School just a 'stones throw' from Chartley House, Heathfield School at Wolverley (3.2 miles), Bromsgrove School (8.9 miles), Malvern College (24 miles), The Kings Schools and Royal Grammar School at Worcester (14 miles), and The King Edwards Schools in Birmingham. Winterfold House Preparatory School at Chaddesley is under 2.9 miles south west.

For days out and recreation, Hillgrove Crescent is well placed for ready access to the north Cotswolds and Broadway (35 miles), as well as Stratford-upon-Avon (30 miles), Great Malvern (24 miles) and the Malvern Hills, and Ludlow (25 miles). The west coast of Wales, at Aberdovey, is 95 miles.





Services
Mains water, electricity, gas and drainage.

Tenure
Freehold

Local Authority
Wyre Forest District Council
Council Tax Band G

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111.

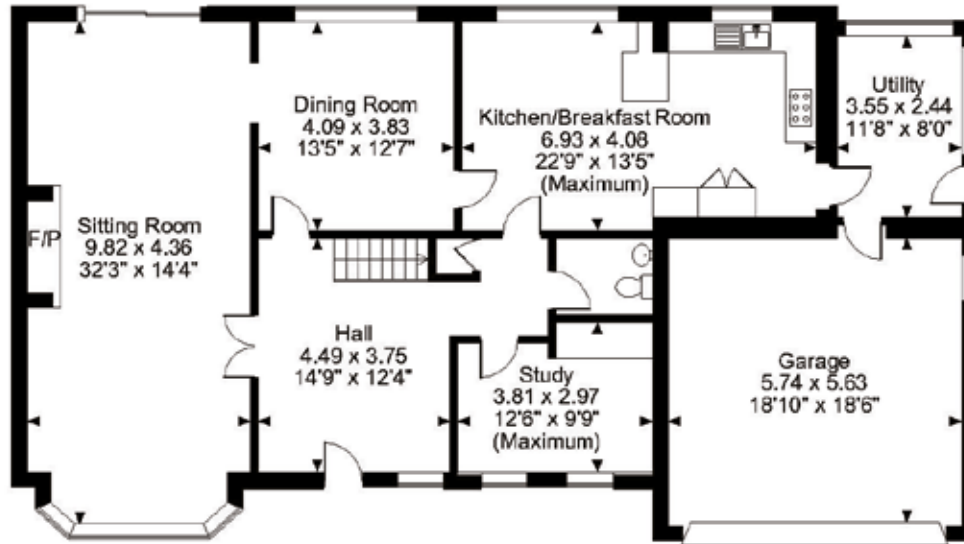
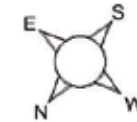
Website
For more information visit www.fineandcountry.com

Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

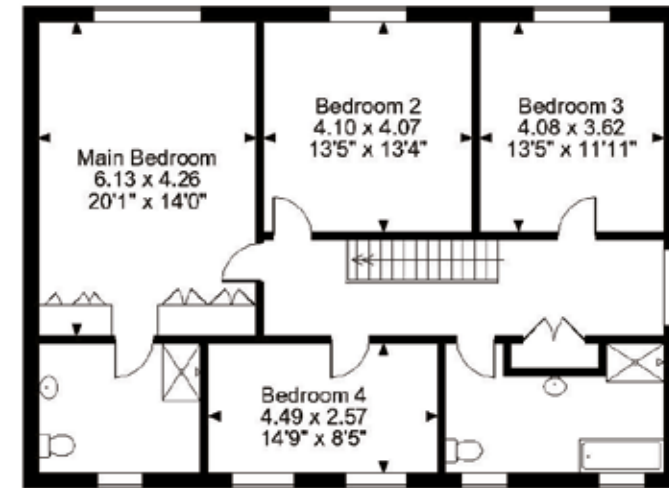


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hillgrove Crescent, Kidderminster
Approximate Gross Internal Area
Main House = 2578 Sq Ft/240 Sq M
Garage = 348 Sq Ft/32 Sq M
Total = 2926 Sq Ft/272 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band G
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 10.01.2023







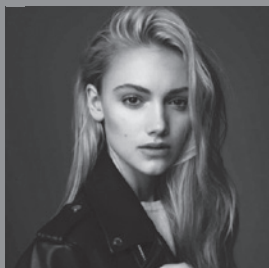
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