A large, two-story brick house with a dark roof and a prominent chimney. The house is illuminated from within, with warm yellow light glowing from the windows and a large glass-enclosed porch. The porch has a white frame and a glass roof. In the foreground, there is a well-maintained green lawn with some fallen leaves. To the left, there is a small, covered outdoor seating area. The sky is a deep blue with some clouds, suggesting dusk or dawn. The overall scene is peaceful and elegant.

**Holly House
Hartlebury
Worcestershire**



Holly House

Hartlebury, Worcestershire

Droitwich Spa 8 miles, Bromsgrove 9.5 miles, Worcester 10 miles, Birmingham 21 miles, M5 (J5) 8.5 miles
(Distances and times approximate)

**A handsome late Victorian house set back from
the road and with beautiful private gardens
wrapping around it**

Entrance hall | Drawing room | Sitting room | Family room | Study | Garden room | Kitchen/breakfast | Cloakroom
Four/five bedrooms | Three bathrooms

Gravel parking | Double detached garage | Landscaped gardens

In all 0.71 acres (0.29 hectares)



Hereford & Worcester
Kingsway House, 40 Foregate Street, Worcester WR1 1EE

01905 723438
shelley.stephenson@knightfrank.com





Situation

Holly House is situated in the heart of the desirable village of Hartlebury and within the conservation area. The village offers a post office and general store, a public house, village hall, primary school and a train station with trains to Worcester and Birmingham and onward connections to London. It is also home to Hartlebury Castle, which was the home of the Bishops of Worcester from 855 to 2007 and was purchased by Hartlebury Castle Preservation Trust in 2014 who have opened it up to the public. Nearby is Hartlebury Common, which is the largest and most important area of heathland remaining in Worcestershire.

Nearby Droitwich Spa is an attractive town with everyday amenities, including a Waitrose and a mainline station whilst Worcester to the south has all that would be expected of a city including Premiership rugby at Sixways, county cricket in the setting of the cathedral and horseracing on the banks of the river Severn.

There is a selection of private schools in the county, including Winterfold near Chaddesley Corbett, Bromsgrove School, King's School and RGS in Worcester, Abberley Hall School and the Malvern Colleges.

The M5 motorway network is highly accessible at Junction 5 and Birmingham is only 21 miles to the north, with an international airport and several train terminals.

For sale freehold

Holly House is a very handsome late Victorian property with origins dating back to 1879. It is positioned in the heart of the village and set back from the road, creating privacy.

It offers generous light and airy living space with an abundance of character and is very well-presented. Features include high ceilings, sash windows, window shutters to certain rooms, fine coving, picture rails and panelled doors.

The front door, which has a fanlight above with 'Holly House' etched into it, opens to a large entrance hall at the heart of the house, off which is a door to a large cloakroom.



here are four formal reception rooms. The elegant drawing room has an attractive working fireplace, a door opening to the formal side garden and one to the family room with recessed bookshelves and cupboards beneath. The cosy sitting room has a working fireplace with a fine mantelpiece surround and original exposed floorboards. A large study with oak floorboards completes the formal reception room accommodation.

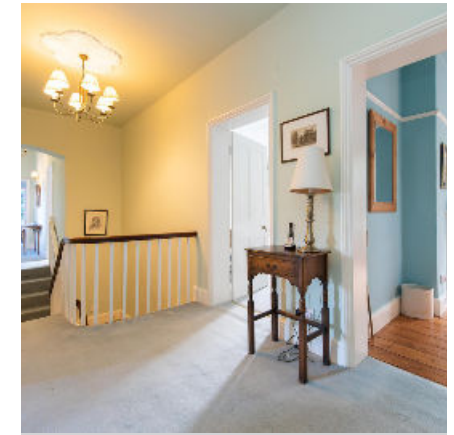
The fitted kitchen/breakfast room has a door to a useful pantry, an American fridge freezer, Britannia multi-fuel oven with an extractor hood above, drinks fridge and an integrated Neff microwave and Siemens dishwasher. It flows through to the wonderfully light garden room that has a glazed roof and French doors opening to the south-facing terrace. There is also a large fitted utility/boot room with a side door, tall integrated drinks fridge and space for a separate washing machine and tumble dryer.

The staircase has a wreath handrail and rises to the first floor split level landing with a feature round window and four/five bedrooms and three well-appointed bathrooms.

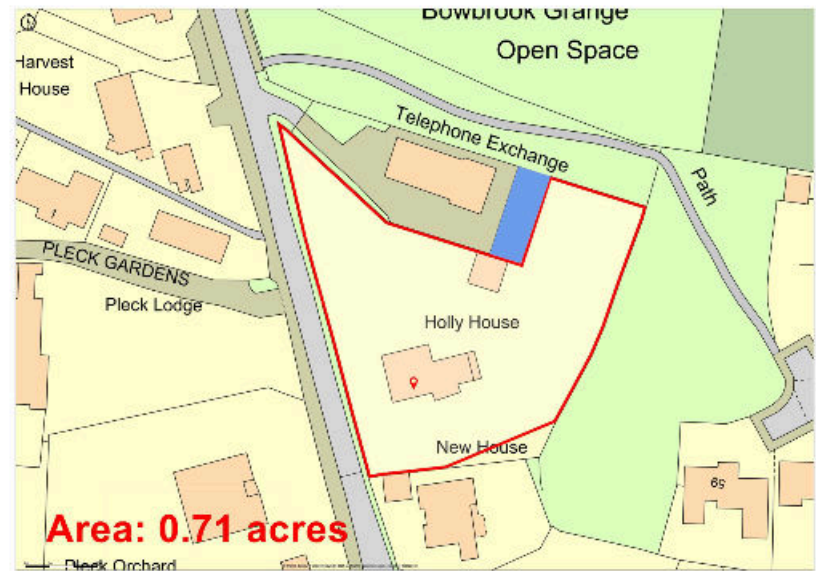
The superb principal bedroom suite has exposed floorboards, a walk-in wardrobe and a large en suite with a double walk-in shower. The guest bedroom has a built-in cupboard and also has an en suite with a walk-in double shower.

There are three further spacious double bedrooms, one of which has a feature Victorian fireplace and one has a door to the fifth single bedroom that could alternatively be used as a dressing room, nursery or study. These bedrooms are served by a large family bathroom with a bath and a separate walk-in shower.

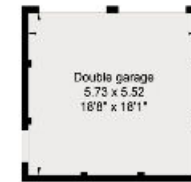
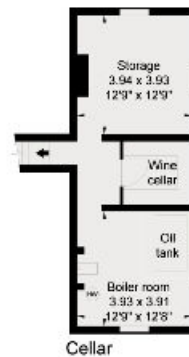
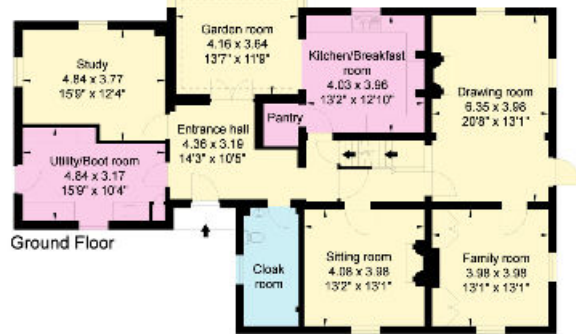
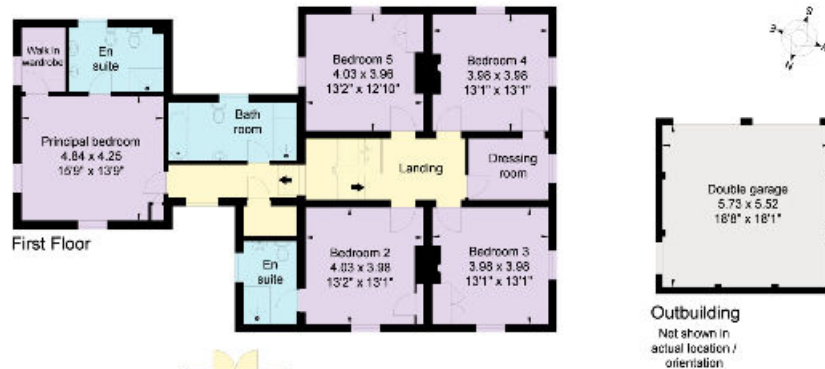
The private gardens and grounds wrap around Holly House. A gravel drive sweeps up alongside an expanse of lawn to gravel parking in front of the house and detached double garage. The private rear west and south-facing lawned garden has a range of mature trees, including a majestic Eucalyptus tree. There are strategically positioned well-stocked borders of evergreen and perennial plants providing all year round interest and colour.







Area: 0.71 acres



Outbuilding
Not shown in actual location / orientation

APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 348 sq m (3,747 sq ft)
Outbuilding: 32 sq m (345 sq ft)
Total: 380 sq m (4,092 sq ft)
© Catswold Plans Ltd. 01386 430178
ma/13118

Agent's Note

There is an area of land owned by the British Telecom, as shown shaded blue on the plan, that the occupiers of Holly House have the rights to use as garden land only.

Services

Mains water, electricity, gas and drainage. Mains gas fired central heating.

Fixtures & Fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authority

Wychavon District Council, Tel: 01386 565000

Council Tax Band: G

Directions

Please locate via What3Words (www.what3words.com), reference: ///bags.opposites.bleaching

Knight Frank
Hereford & Worcester
Kingsway House
40 Foregate Street
Worcester WR1 1EE
knightfrank.co.uk

I would be delighted to tell you more.

Shelley Stephenson
01905 723438
shelley.stephenson@knightfrank.com



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [October 2021]. Photographs and videos dated [October 2021].

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