



Hatfield Lane, Norton, Worcester, WR5 2PY

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## Hatfield Lane, Norton, Worcester, WR5 2PY

Norton Grange is a Grade II listed family country home of exceptional size benefitting from wonderful views of the Malvern Hills - ideal for larger families, home offices, holiday rentals, or entertaining in style. Alongside the main house, the property also includes two self-contained annexes and several outbuildings. The interiors are full of character, beginning with the striking hallway, featuring the original front door and oak staircase. We highly recommend a viewing to truly appreciate the property.

The property is approached via a sweeping driveway that passes a detached former stable block and leads on to two self-contained annexes. Above the annexes stands a charming clock tower. Continuing along the driveway, the entrance to the main house is situated towards the rear. Upon entering through the sunroom, you'll be greeted by panoramic views of the grounds, with double doors leading to the swimming pool. The sunroom offers informal dining and a charming seating area. From the sunroom, you'll access the hallway via the original door. The hallway flows into the spacious drawing room, where a large bay window and an elegant fireplace take centre stage. A doorway from the drawing room leads to the ground floor annex, though it is currently not in use.

On the opposite side of the hallway is the dining room, which complements the home's elegant style with a marble fireplace and graceful ceiling beams. Thanks to tall ceilings, sash windows, and a south-western orientation, the room is bathed in natural light throughout the day. The sash windows are enhanced with motorized blinds, a feature found throughout the property.

The kitchen has been upgraded to offer a high spec yet casual setting for cooking and entertaining. It includes a double Aga, double oven, induction hob, integrated extractor fan, dishwasher, and sink, with AEG appliances throughout and Amtico flooring. The island also features discreet pop-up plug sockets for added convenience. This is a comfortable space for everyday dining and relaxation. Off the kitchen, the utility room has plumbing for a washing machine and dishwasher, along with housing the boiler. A shower room completes the ground floor, located off the hallway.





## Lower Ground Floor

### Kitchen

3.97m x 3.31m (13'0" x 10'10")

The first floor houses five generously-sized double bedrooms, each offering comfort and privacy, as well as three bathrooms. The main bedroom, with dual aspect windows, enjoys panoramic views of the grounds. A freestanding bath, positioned on a Karndean plinth, enhances the hotel-like atmosphere of the room while offering tranquil views of the surroundings. The en-suite shower room is also a notable feature. The second bedroom benefits from an adjoining large dressing room, which is currently used as a sixth bedroom. The remaining bedrooms are all doubles, two of which feature original fireplaces for added charm.

The well-maintained gardens are enclosed and cover approximately one acre, with expansive lawns, established borders, and terraces. The highlight of the outdoor space is the Greco-Roman swimming pool, heated by an air source heat pump, accompanied by a terrace perfect for outdoor entertaining. An additional woodland area enhances the privacy and serenity of the setting. Beneath the property are two cellars—one houses the pool pump, and the other provides useful storage. A trapdoor in the sunroom allows for access to larger items.



### Lounge

4.53m x 4.14m (14'10" x 13'6")



## Bedroom

4.21m x 2.79m (13'9" x 9'1")

## Ensuite

2.41m x 2.08m (7'10" x 6'9")

## Cellar 1

7.21m x 5.07m (23'7" x 16'7")

## Cellar 2

6.09m x 5.1m (19'11" x 16'8")

## Garden Store

3.53m x 2.92m (11'6" x 9'6")

## Garage

2.97m x 5.42m (9'8" x 17'9")

## Tool Room

3.6m x 3.53m (11'9" x 11'6")

## Tool Room Annex

3.6m x 3.53m (11'9" x 11'6")

## Wood Store

3.55m x 2.9m (11'7" x 9'6")





## Ground Floor

### Kitchen/Diner

4.39m x 3.69m (14'4" x 12'1")

### Lounge

4.45m x 2.8m (14'7" x 9'2") max



## Bedroom

4.59m x 4.41m (15'0" x 14'5")

### Ensuite

2.44m x 1.2m (8'0" x 3'11") max

### Store

4.57m x 2.41m (14'11" x 7'10")



## Lounge

8.37m x 5.77m (27'5" x 18'11") max

### WC

2.2m x 1.2m (7'2" x 3'11")

### Shower Room

1.59m x 1.59m (5'2" x 5'2")

## Utility Room

2.47m x 2.19m (8'1" x 7'2") max

## Family Room

9.48m x 4.13m (31'1" x 13'6")

## Dining Room

6.03m x 5.07m (19'9" x 16'7")

The annexes both offer a double bedroom, bathroom, snug area, and kitchen. The upper annex currently has a tenant in place who wishes to remain. The ground-floor annex was renovated two years ago, to a modern standard. Featuring a gloss kitchen, with travertine flooring, solid wood worktops, a built in washing machine and dishwasher and an exposed brick wall which complements the property's character. The bathroom includes a freestanding bath and separate shower. Please note that while the lower ground-floor annex cannot be let, it is an overflow dwelling for the main house. The ground floor annex and main house can both be used as rentals.

The former stable block offers a log store, garage, tool room with an upper storey, and additional storage. The current vendors have an approved planning consent (application number W/13/01259/PP) to rebuild a storage space in place of the existing stable block.





For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.



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