

Cycene House

The Village, Hartlebury, Worcestershire DY11 7TE

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Completed in Spring 2026, a delightfully situated 'one-off' individual new-build four bedroom detached home situated at the end of an unadopted track close to the centre of the village in Hartlebury, next to farm fields and enjoying a wonderful outlook to the front over meadows where horses graze.

To see video, legal pack and more information scan QR code









Cycene House takes its name from the Old English word 'cycene' meaning 'kitchen', with the historic connection that the house is built on the site of the original kitchen buildings belonging to the former Queen Elizabeth I Grammar School, founded in 1556 and granted a royal charter in 1559.

Property at a glance

Individual New-Build Home Available Spring 2026

Rural Location Close To Village Centre

Delightful Outlook Over Grazing Meadows

Four Bedrooms (Two En-Suite)

Fabulous 31' Open Plan Kitchen/ Family Room

Lounge & Separate Study

Utility Room & WC

PV Solar Panels & Air Source Heat Pump

Optional Detached Double Garage

4 3 3













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The property is designed and built to an excellent standard by a reputable local developer, with quality fixtures & fittings throughout including Siemens kitchen appliances, Duravit sanitary ware, Hansgrohe showers & taps plus a combination of premium wood, tiled and carpet flooring.

The energy efficient specification benefits from PV solar panels and an air source heat pump with underfloor heating to the ground floor and radiators to the first floor.

The property has an impressive gated frontage with gravelled parking for several cars and a neat lawn. The planning consent allows for the provision of a detached double garage, which the developer is offering as an optional extra should purchasers require it. See approved drawing on page 8.

The house is entered via an outer porch plus inner porch, opening into the reception hall with doors off to all principal rooms and featuring attractive herringbone wooden flooring which continues through to the lounge and study, plus a staircase leading up to the first floor with large understairs storage space.

The useful study/ home office enjoys a pleasant outlook to the front, whilst to the rear is a 16' x 12' lounge with feature fireplace including granite hearth and flue suitable for log burner (?) and with bi-fold doors opening to the garden.

The accommodation extends to around 1839 sq ft providing excellent family living space to include a fabulous 31' long open plan kitchen/ dining/ family room with bi-fold doors opening to the rear garden.

The kitchen area includes a range of light grey cabinets with white quartz work surfaces, tiled floor with underfloor heating, central island with breakkfast bar and a range of integral Siemens appliances to include electric oven, five-ring induction hob, hood, full height fridge, full height freezer, dishwasher and Qooker tap providing instant boiling water.

Just off the kitchen is a separate utility room with sink unit and under-counter space for laundry appliances. A further door opens to the guest wc.

To the first floor there are four double bedrooms radiating off the landing, two of which have their own en-suite shower rooms, in addition to the principal family bathroom.

Outside there is a lawned garden to the rear with a sunny south-facing aspect, paved patio area, gates to either side and a good degree of privacy, without being overlooked.

The property is sold with the benefit of an architect certificate warranty, insuring against any structural defects.

Cycene House represents an exceptionally rare opportunity to acquire a high quality individual new-build house in such a picturesque and tranquil setting, tucked away well out of sight of the nearest road but within easy walking distance of the centre of one of Worcestershire's most desirable villages.







The Seller's View

"We were very excited to acquire this fabulous plot, and were fascinated by the rich vein of history attached to the site, which until recently was still part of the Queen Elizabeth I Grammar School, granted its royal charter in 1557.

It is incredible to think that a school occupying the very same site in the village was first mentioned in the Domesday Book almost 1000 years ago.

The former kitchens to the old grammar school were demolished to make way for our new house, and as a mark of respect acknowledging the history of the site, we settled on the name Cycene House.

This was taken from the Old English word 'cycene', in common use at the time of the Domesday Book before gradually evolving to the word 'kitchen'.



"Cycene was the Old English word for kitchen"

Tenure: Freehold

Services: Mains electricity, water & drainage are connected. PV solar panels are fitted.

Broadband: Superfast broadband is available at this location (Ofcom)

Mobile: Good outdoor, variable in home (Ofcom)

Heating: An air source heat pump central heating system is installed, with underfloor heating to the ground floor and radiators to the first floor

Glazing: All windows are upvc double glazed

EPC: Predicted B rating (TBC)

Local Authority: Wychavon District Council

Council Tax Rating: Band (TBC)

Estate Agent Contact Details
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Amenties/Distances

White Hart Pub/ Restaurant 0.2 mile

Hartlebury CE Primary Schools 0.3 mile

Hartlebury Train Station 1 mile

Stourport High School 3 miles

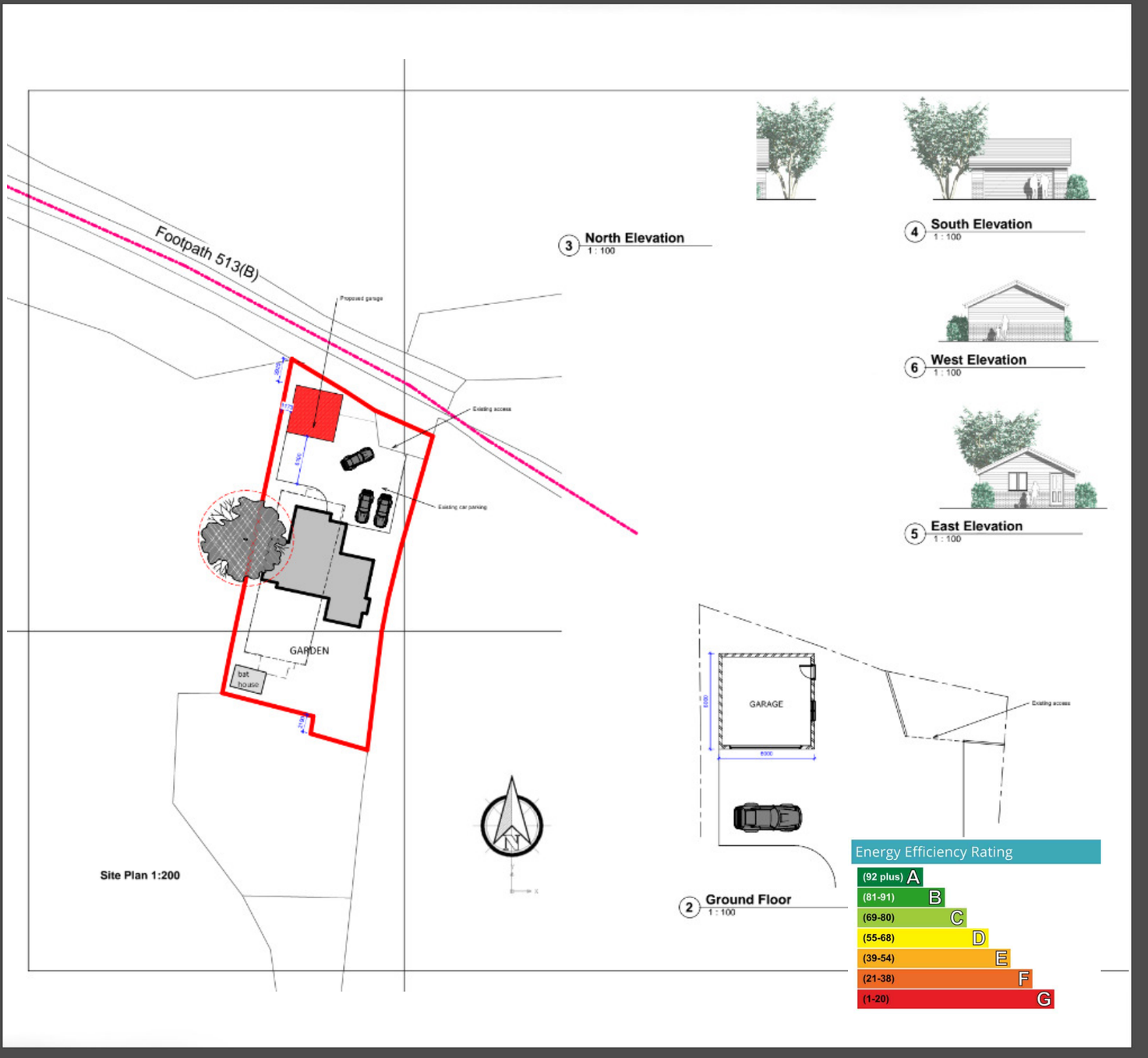
Kidderminster Hospital 5 miles

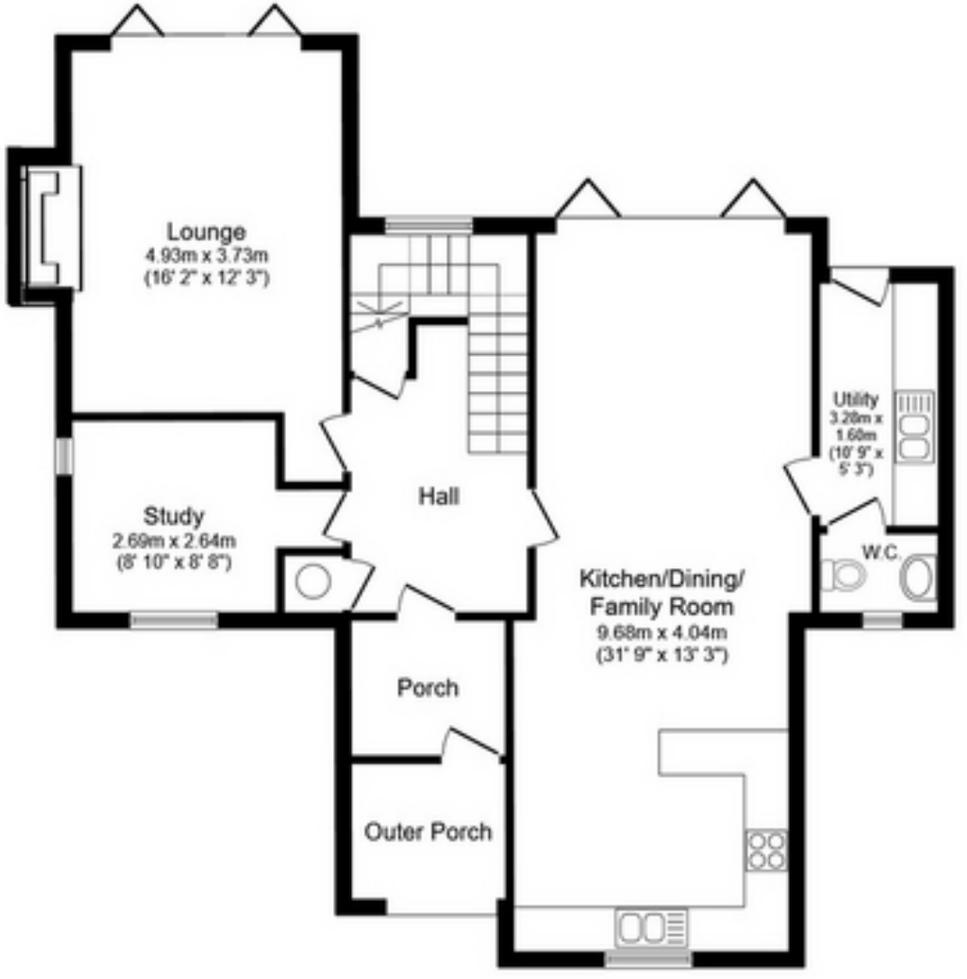
Worcester City Centre 10 miles

Motorway (M5 j6) 11 miles

Birmingham City Centre 19 miles

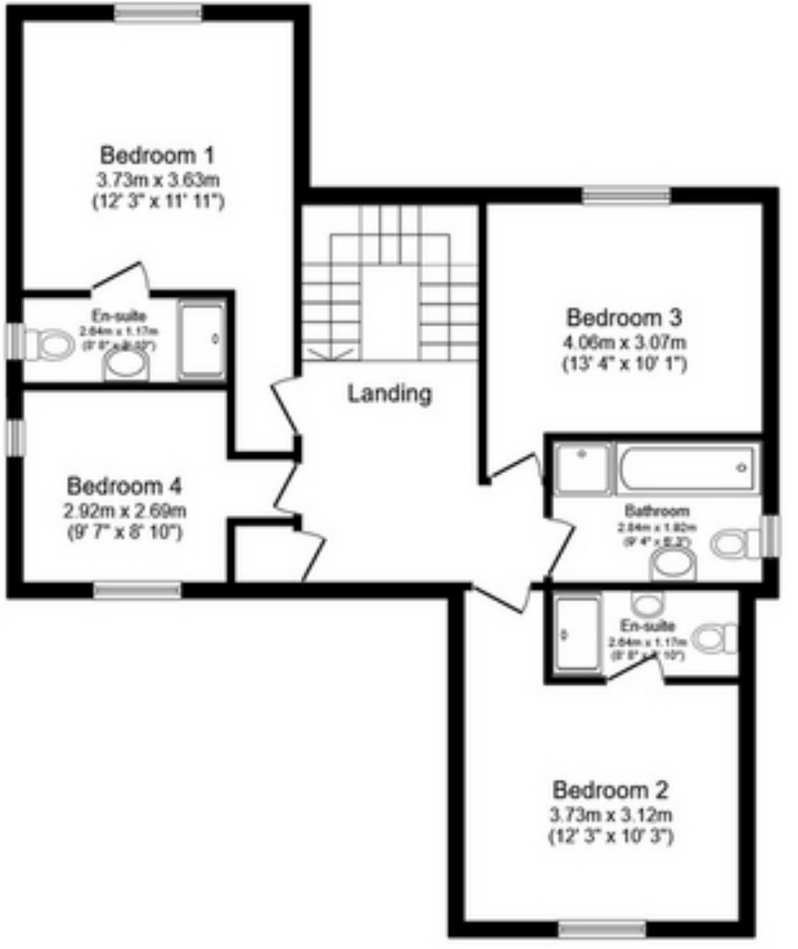
Birmingham Airport 30 miles





Ground Floor

Floor area 93.9 sq.m. (1,011 sq.ft.)



First Floor

Floor area 76.9 sq.m. (828 sq.ft.)

Total floor area: 170.8 sq.m. (1,839 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

About the Area

Hartlebury

Hartlebury is a desirable village situated between Kidderminster and Worcester, located within a couple of miles of Stourport-on-Severn.

Amenities include a primary school and village inn (The White Hart) as well as St James Church all within walking distance of the property, whilst there is also a post office/ general store in the village.

This is an ideal location for commuters, with the motorway network (M5 j6) within about fifteen minutes drive, whilst Hartlebury railway station is just a mile from the property offering a regular service between Worcester & Birmingham.

Hartlebury Castle & Museum offers a fascinating slice of history on the doorstep, as home to the Bishops of Worcester for over 1000 years, whilst nearby Hartlebury Common is a popular destination for dog-walkers.





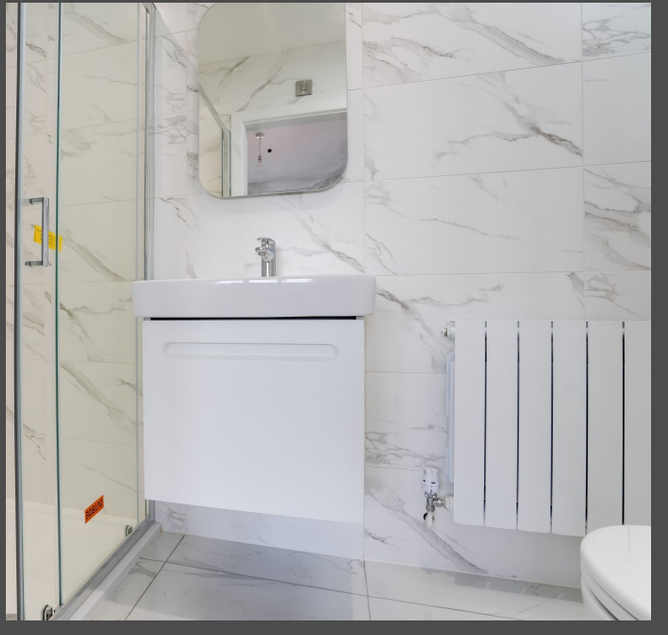


Worcestershire
A county of changing landscapes where you can easily escape to the country whilst remaining within easy travelling distance of Birmingham and the West Midlands conurbation, with good access to the motorway network.
North of Worcester the River Severn meanders on towards the Wyre Forest and Severn Valley, where the north-west tip of the county gives way to rural Shropshire amidst the most glorious and unspoilt countryside.









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