

# 5 BRITANNIA SQUARE

Worcester City



MORGAN  
APS

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One of Worcester's finest houses. A truly stunning 4,650 sq ft Grade II Listed city home in a premier address. Leafy conservation area setting offering perfect convenience for all the attractions of the city centre and highly regarded local independent schooling. This elegant, stucco-fronted, Georgian detached house is available to purchase for the first time in 36 years and is an opportunity not to be missed. Boasting the most impressive frontage with a sweeping driveway set behind electric gates and railings, this unique property offers unrivalled architectural splendour and sumptuous interiors. Enjoy city living at its best in this spacious and comfortable home with its five grand reception rooms, five great bedrooms and lovely, mature grounds. Versatile and extensive cellarage with potential for conversion (subject to planning).







## In a nutshell

- A rare opportunity to acquire one of the city's most desirable houses
- Classical architecture, heritage and decadent interior design combined with the clever use of technology to create a fabulous home
- Highly prestigious conservation area setting close to Worcester's thriving City Centre and highly regarded independent schooling
- Doric style porch. Grand entrance hall with further inner hall. Elegant 22' x 18' drawing room with bay window and stunning fireplace
- Impressive formal dining room - perfect for entertaining in style. Panelled study. Beautiful hardwood orangery rebuilt in 2020. Morning room
- Superb kitchen with exquisite hand-built American Walnut cabinetry. Comfortable breakfast room with open fire and French window to front
- Five well proportioned bedrooms. Principal bedroom suite featuring spacious en suite bathroom with French window to balcony. Further bathroom and shower room
- Extensive and versatile cellarage incorporating laundry room, workshop and storage rooms with potential for conversion to a residential apartment (subject to planning)
- Electronically-operated gated entrance to sweeping gravelled driveway providing extensive parking. Delightful, private, walled rear courtyard with water feature

## Where to go when you need



Sainsbury's Local in Barbourne



Several choices including Waitrose, Marks & Spencer, Sainsbury's, and Tesco stores in Worcester



Fred's of Worcester in The Tything



Choose from the range of restaurants, cocktail bars and public houses in the city centre



Various within the city plus David Lloyd Worcester at Junction 6 of the M5



Worcester Golf & Country Club



First class independent schooling within walking distance: RGS Worcester and King's Worcester

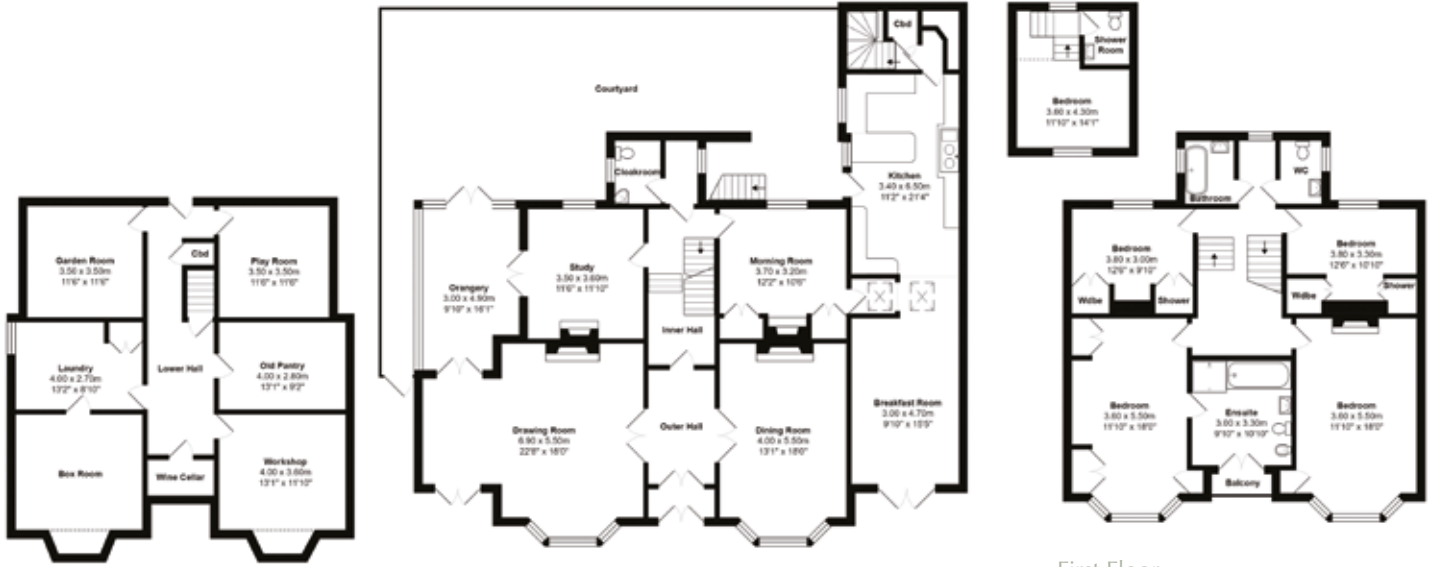


Worcester Foregate Street within walking distance



Approx. Gross Internal Area  
**432.0 sq m / 4650 sq ft**  
(exc. balcony & courtyard)

*Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.*



Lower Ground Floor

Ground Floor

First Floor

### The Finer Details

#### Services

All mains services.  
Lutron lighting  
system. Electric car  
charging point.

#### Local authority

Worcester City Council  
Council Tax - Band G

#### Directions

Postcode:  
WR1 3DG  
what3words:  
super.quiz.city

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