



Tower House
34 Beech Avenue | Worcester | Worcestershire | WR3 8PY

FINE & COUNTRY

TOWER HOUSE

Introducing Tower House, where luxury living meets breathtaking design. This architecturally crafted detached property boasts five spacious and luxurious bedrooms, each scrupulously designed for comfort and style, and three bathrooms, spanning three meticulously designed floors to offer an unparalleled living experience. From the mesmerising entrance to the bespoke, beautifully crafted staircase, every detail of Tower House exudes sophistication and flair. Tower House is located on Beech Avenue, one of the most desired areas in the city of Worcester. This meticulously presented, detached contemporary home epitomises refined living, with ease of access to local amenities and travel infrastructure.



Ground Floor: Upon entering Tower House, be captivated by the grandeur of the entrance hallway, featuring a bespoke galleried staircase that stands as a true work of art. This stunning staircase seamlessly blends form and function, setting the tone for the rest of this extraordinary home.

The Blok handmade kitchen/diner is a masterpiece of functionality and style. Every inch reflects the finest craftsmanship, making it an impressive space for both cooking enthusiasts and those who appreciate a beautifully designed kitchen. Integrated appliances include a Bosch induction hob and extractor, and a stylish breakfast bar enhance the space. The kitchen/diner indulges in the transition between indoor and outdoor living with both bi-fold and French doors that open to the south-facing gardens, creating a perfect space for entertaining.

The lounge at Tower House is exceptional, featuring colour-changing ceiling surround lighting controlled by Alexa. Set the mood with a simple command, whether for an evening by the fireplace or a vibrant gathering with friends. This spacious area extends to the rear garden through French doors, combining indoor and outdoor spaces effortlessly.

The utility room offers a stylish and functional space with outdoor access, a WC, and a seamless flow to the private office space, creating an ideal workspace within the home.













Seller Insight

“ This expansive 1960s detached home on Beech Avenue, known as Tower House, initially caught the current owners' eye due to its spacious rooms and large garden, ideal for a family of six. The home had been in the possession of a local solicitor since 1965 until the current owners purchased it in 2009. Despite its need for improvements, the property offered ample renovation potential. The street's uniqueness, with each home on a generous plot and individually designed, motivated the owners to create a spectacular family home.

Tower House offers numerous favourite spots. The spacious kitchen and dining area, which opens to the patio and garden, is perfect for entertaining family and friends. The kitchen's breakfast bar is a cosy spot for conversation and wine while preparing meals. Family traditions include gathering around the living room fire on Christmas Eve and watching fireworks from the main bedroom balcony on bonfire night.

Standout features abound in this home. The entrance hall and staircase, affectionately called "The Tower," are significant talking points, offering a panoramic street view and filling the space with light. The main bathroom, with its luxurious Lusso stone bathtub and atmospheric colour-change lighting, provides a tranquil retreat. The main bedroom's full-width glass balcony allows for stargazing and enjoying cool summer breezes. The loft bedrooms with a Jack and Jill bathroom serve as a self-contained apartment for a teenage son, offering space for music, gaming, and sleeping. The separate utility room with garden access is practical for managing muddy pets.

The home has undergone extensive renovations, including the construction of a three-story tower, a two-story bespoke oak staircase with glass balustrades, and a glass skylight. The curtain wall glass frontage and a contemporary, secure front door add modern touches. The former garage was converted into an office, utility room, and bathroom. The property also has a new roof providing storage and housing a combi boiler and large water tank.

Tower House has been an ideal home for raising children and grandchildren, offering parking for at least eight vehicles. The living room, separated from the rest of the house, provides a relaxing space, while the open-plan kitchen/dining area fosters family connections. With three bathrooms and a downstairs cloakroom, there's no need to queue during busy mornings.

The large patio area is perfect for sunny afternoons and evenings, whether for barbecues or simply enjoying a glass of wine. The garden, securely fenced for children and pets, accommodates swings, slides, or a badminton net, and includes a large shed with ramp access.

The current owners will miss their lovely neighbours, who strike a perfect balance of being supportive yet not intrusive. The community spirit was highlighted during a street party for the Queen's Jubilee, demonstrating the area's friendliness.

Tower House is conveniently located near excellent schools, including Worcester Grammar School, Kings School and The River School, an independent Christian school. Essential services like dentists and doctors, as well as amenities such as Perdisswell Playing Fields, Ravenmeadow Golf Course, a cricket club, a swimming pool, and gyms, are all within walking distance. Nearby supermarkets, shops, a post office, and the local pub, The Alma Tavern, add to the convenience and appeal of this location.

This unique and inviting home, with its blend of historical charm and modern amenities, is perfect for a family seeking a spacious, well-located residence in a friendly and vibrant community.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

First Floor: The master suite features bi-fold doors and a full width glass balcony and an exceptionally high-end finished ensuite bathroom. Two additional bedrooms reflect a commitment to excellence, providing private relaxation spaces. The main bathroom suite is a luxurious spa-like oasis, featuring a striking freestanding Lusso stone tub.









Second Floor: On the second floor, two further double bedrooms with built-in wardrobes are adjoined by a large Jack and Jill bathroom, finished to a premium standard.

Every corner of Tower House is a testament to unparalleled attention to detail. From carefully curated materials to thoughtfully designed spaces, this magnificent property celebrates architectural excellence. It stands as a testament to the current owners' meticulous planning, attention to detail, and extraordinary vision.





Outside: The property benefits from a large in-out driveway with ample off-road parking. The rear south-facing garden becomes an extension of the home, seamlessly connected by bi-fold doors, perfect for entertaining or simply enjoying the surroundings. The ample lawn area and patio are ideal for alfresco dining. Rear gate access allows for convenient entry to the garden.







LOCATION

Tower House is situated on the sought after road of Beech Avenue, in the residential area of Perdiswell, near the centre of Worcester city.

The cathedral city of Worcester, lying on the banks of the River Severn, provides for high street and boutique shopping alike, and is characterised by one of England's great cathedrals, the county cricket ground, racecourse, and university.

The M5 motorway, accessed via junction 6 at north Worcester, provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport and the M40 for onward travel to London. The M5 south also provides for commuting to Cheltenham, Gloucester, and Bristol. Worcestershire Parkway railway station, situated to the east of Worcester and only 5 miles from the centre of the city, increases the capacity to London as well as reducing journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. Both the main railway station in Worcester, Foregate Street and Shrub Hill, are within easy reach of Tower House and can take you directly to Paddington at frequent intervals throughout the day.

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. Worcester itself benefits from both the King's family of schools (the senior school sits adjacent to the cathedral) and the Royal Grammar School (a short distance away).

For days out and recreation, the property is well placed for ready access to local parks and the nearby leisure centre. The David Lloyd leisure facility is a short drive away, and for trips further afield, the north Cotswolds and Broadway, as well as Stratford-upon-Avon and Warwick are within easy reach. And to the south-west, you can find Great Malvern with its fabulous hills, as well as Ledbury, Hereford, and Ross-on-Wye.





Utilities: Mains electricity, water and drainage. Mains gas central heating.

Services: NEST security system in operation. Superfast broadband available and 4G/5G mobile coverage – please check with your local provider.

Construction: Standard.

Parking: Driveway parking for 4+ vehicles.

Planning: Planning approval given to No. 36 Beech Ave for the erection of a new single storey front, side and rear extensions and new 2-storey rear extension.

Property Information: Right of access for No. 36 Beech Avenue - to paint the render on the left-hand side of the property. There are Tree Preservation Orders on the property. All new windows & doors in 2018.

Restrictive covenants on the title deeds - please speak with the agents for further details.

Tenure
Freehold

Local Authority
Worcester
Council Tax Band E

Viewing Arrangements

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

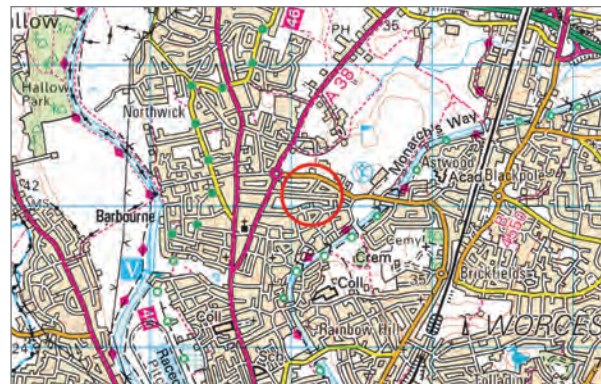
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For more information visit www.fineandcountry.com

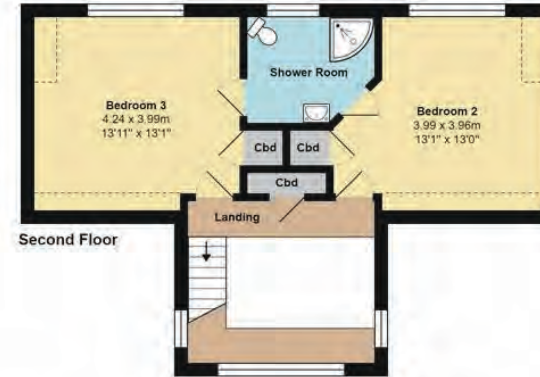
Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



Tower House, 34, Beech Avenue, Worcester, WR3 8PY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Approx Area: 219.0 m² ... 2357 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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 23.07.2024







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