



Hamilton House
Easy Row | Worcester | Worcestershire | WR1 3HL

FINE & COUNTRY

HAMILTON HOUSE

A beautifully presented, detached four-bedroom residence set within a gated community, ideally situated in the heart of Worcester city centre. Hamilton House features an EV charger, superfast broadband and ample parking whilst enjoying the convenience of being just a short stroll away from a variety of shops, restaurants, and local amenities.



Accommodation Summary

Walking through the front door takes you into an entrance hallway, complete with a guest cloakroom, a spacious storage cupboard, and a utility room. Notably, the utility room is equipped with a unique dog shower. The expansive, open-plan kitchen/family room benefits from dual aspect glazing, allowing an abundant of natural light to pour in. This room also features a door to the rear of the property and double doors opening onto an inviting entertaining patio to the side.









Seller Insight

“ When the current owners first laid eyes on Hamilton House, they were instantly drawn to its prime location. The proximity to the city centre, seamless transport links, and the nearby racecourse made it an irresistible choice. With children in their late teens, the en-suite bedrooms provided a perfect blend of independence and comfort for the family.

Life in Hamilton House is centered around the family room, a space consciously kept free of a television. Here, the family enjoys meals together, engages in meaningful conversations, and relaxes either indoors or on the patio. Evenings are often spent in the lounge, where the serene and cozy atmosphere offers a perfect end to the day.

One of the home's standout features is the master bedroom. This spacious retreat includes a dressing area and a full en-suite bathroom equipped with a jacuzzi bath, providing a haven for relaxation and “me” time. The addition of a dedicated dog shower highlights the home's pet-friendly nature, making it particularly convenient for dog owners.

The house has undergone significant transformations, including an extended downstairs area from converting an integrated garage. The owners have also refurbished the entire house, updating all flooring and bathrooms to ensure a modern and comfortable living space.

Hamilton House has been an excellent base for the family. Daily routines are enriched by walks on the nearby racecourse, and the convenience of Worcester's amenities. Shopping trips, dining out, and cinema nights are just a stroll away, allowing the family to enjoy all that the city has to offer.

The outdoor spaces at Hamilton House are equally inviting. The secluded courtyard is a peaceful retreat, perfect for family BBQs or reading a book in quiet solitude. Over the years, the home has played host to numerous memorable events, including regular Sunday lunches with the wider family and annual Christmas celebrations. The house's capacity to absorb large gatherings has made it the heart of many cherished memories.

The sense of community at Hamilton House is exceptional. The neighbors in the square are fantastic, fostering a strong sense of belonging. During the COVID-19 pandemic, this camaraderie was evident as everyone gathered on their balconies every Friday evening to raise a glass and check in on each other.

The location of Hamilton House offers numerous advantages. Excellent schools, such as the Royal Grammar School and Kings, are within easy reach. Essential services, including the M&S food hall, are just a 10-minute walk away, and the racecourse is a mere 20-second walk, allowing for a lifestyle where the car can be left at home on weekends.

For future owners, Hamilton House promises a lifestyle of convenience and enjoyment. The proximity to Worcester city, the scenic walks around the river and racecourse, and the unique features of the home, like the dog shower, all contribute to a living experience that is both comfortable and enriching. Embrace the charm of Hamilton House, and let it become the backdrop to your own cherished memories.*

* 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 first floor comprises a bedroom with an en-suite shower room, a study/bedroom, and a large sitting room featuring a gas fireplace set into the chimney breast. There is access onto the balcony from the bedroom and sitting room.







Second Floor:

The second floor is configured of two bedrooms, each with en-suite facilities. The main bedroom features a dressing room and two windows that flood the space with light.







Outside:

Hamilton House sits in a gated community with ample parking to the front of the property suitable for three cars. There is a large shed to the side of the property and a meticulously maintained patio courtyard providing outdoor entertaining space.





LOCATION

Hamilton House is situated in a gated community of 12 properties in the sought after district of Barbourne in Worcester city centre within walking distance to the prized restaurant and café culture. The excellent schools and nurseries in the area are also within striking distance. 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 main railway station in Worcester, Foregate Street and Shrub Hill, are within easy walking distance of Hamilton 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 (as short walk 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 and its fabulous hills, as well as Ledbury, Hereford, and Ross-on-Wye.





Services, Utilities & Property Information
 Mains electricity, water and drainage. Mains gas-fired central heating. Services:
 Access to EV charging point. CCTV or similar security system in operation.

Ultrafast & Superfast broadband (FTTP/FTTC) & 4G/5G mobile coverage available in the area. We advise that you check with your provider.

Construction: Standard (brick & tile).

Parking: Driveway parking for 3 vehicles.

Property Info: Contribution to shared driveway and gate maintenance at Hamilton Square via Hamilton Square Limited, currently £200 per year.

Restrictive covenants apply, please contact the agent for further information.

Additional Property Information

Tenure
 Freehold

Local Authority
 Worcester City Council

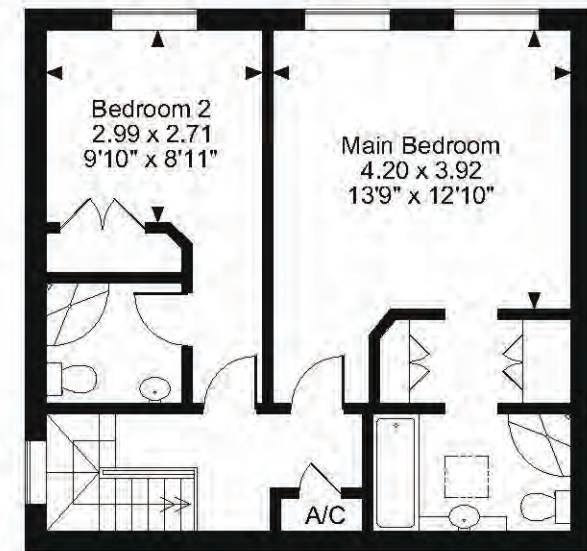
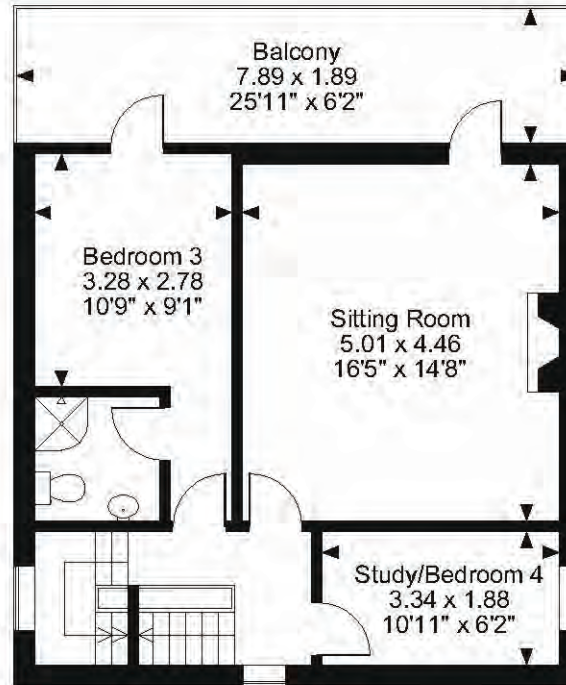
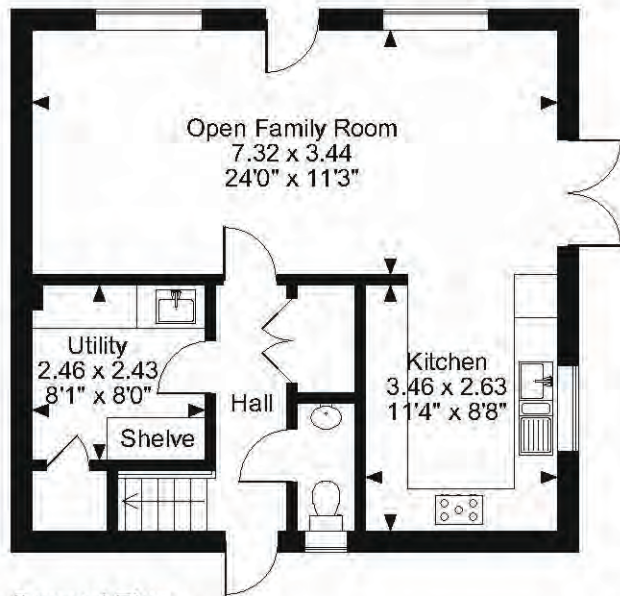
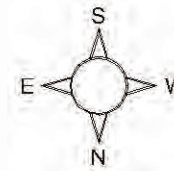
Viewing Arrangements
 Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website
 For more information visit www.fineandcountry.co.uk/droitwich-spa-estate-agents

Opening Hours
 Monday to Friday 9.00 am – 5.30 pm
 Saturday 9.00 am – 1.00 pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hamilton House, Hamilton Square, Easy Row, Worcester
Approximate Gross Internal Area
1680 Sq Ft/156 Sq M
Balcony external area = 161 Sq Ft/15 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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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 24.07.2024







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