



Annesley House  
18 St. Georges Square | Worcester | Worcestershire | WR1 1HX

FINE & COUNTRY

# ANNESLEY HOUSE

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Set in a sought-after location, ideal for commuting and close to prestigious independent schools, Annesley House is an impressive Grade II Listed home in a quiet and private position. This high-class, turn-key property features six large king-size bedrooms and three bathrooms over three floors, together with a brick-vaulted cellar currently used as a gym, office storage and wine cellar. It has been thoughtfully and elegantly renovated to preserve its exquisite period features while optimising space. The interior boasts a welcoming outer hall, grand inner hall, stylish kitchen diner, dining room, lounge, additional TV room, and utility/ boot room. Additionally, the home offers the convenience of a double garage, private and permit parking, and beautifully manicured gardens to the front and rear. Annesley House offers an exquisite living experience in a tranquil and prestigious location. Don't miss the opportunity to make one of the best properties in Worcester your new home.



**Ground Floor:** Upon entering, you are greeted by a grand, welcoming outer hallway with beautiful, polished stone flooring and a 12-glass panel door to the rear with stained glass fan light above, providing direct access to the rear garden. This outer hall creates a remarkable first impression.

The inner hall leads to both the lounge and the dining room, the latter being a large, beautiful space, perfect for entertaining, with views of the rear garden.

The kitchen/diner, having a pitched ceiling with timber frame, is a chef's dream, with a large central island incorporating a one and a half Franke sink with Franke boiling water tap, in-frame bespoke kitchen units, two integrated Neff oven appliances, a Liebherr integrated drawer fridge and a Bosch integrated dishwasher. The bespoke herb/spice cupboard is a culinary treat! The bi-fold doors opening directly into the garden and BBQ patio enhance this space further. Adjacent is the utility/boot room, separate from the main living area, with outside access and extra sink and a conveniently positioned WC.

Beyond this, an extra TV room offers an additional retreat with patio access and views of the south-facing rear garden, a versatile space for family living.

Off the inner hall is the large lounge featuring a myriad of period features, including a log burner and feature stone fireplace, high ceilings, sash windows with shutters, and stunning cornicing. This room is of generous proportions and is elegantly presented.

The property has interesting nooks, originally for servant access, adding to the period charm and creating further storage spaces and hideaways. The study is a hidden gem – a pleasurable place to work, seamlessly sitting behind the dining room, also accessed via the main hall.

From the inner hall, stairs lead to the vaulted and vented cellar, ideal for a gym, store, office, or games room, offering incredible versatility. In addition, there is a vault/wine store.









# Seller Insight

“ We explored many houses in Worcester City Centre, but each one had some compromise, such as limited ground floor space, small bedrooms, a small garden, or poor rear outlook. Annesley House stood out because it doesn't have these compromises. It's a wonderful, spacious family home where even five children can have equally large-sized bedrooms, which helps maintain peace.

We adore the kitchen and sunny outdoor terraces, perfect for summer barbecues. The outer hall is great for storing shoes, and the drying room is a dream for families with sporty children, allowing us to hang washing out to dry regardless of the weather.

Annesley House boasts beautiful original details like stained glass fan lights, polished stone floors, intricately detailed cornicing, and woodwork. Its substantial size is rare for a house so close to the city centre. Despite its size, it remains a very warm and comfortable home.

The house was somewhat dated when we bought it, so we have gradually refitted and updated it to offer more comfortable accommodation. The original footprint of the house has never been altered, maintaining its classic charm.

Proximity to nearby schools has been a huge benefit, as has the ability to walk into town for shopping and recreation. The second sitting room at the rear of the house serves as a children's games/TV room. Large cupboards throughout the house provide easy storage for suitcases, musical instruments, and sports gear. The cellar maintains a steady cool temperature, making it perfect for a gym, office storage, and a wine store.

The garden is large enough to be a family garden without requiring hours of maintenance. Its southerly aspect is ideal and offers an idyllic private space.

We have hosted many gatherings for our sons and numerous parties for ourselves. The outer hall provides direct access to the rear garden, allowing guests to move outside without walking through the house when the weather is good.

The neighbours are friendly and welcoming without being intrusive. There is an active residents' association that manages maintenance and cutting of the central green, amongst other things.

The house is within walking distance of two independent schools, as well as many other local and prep schools. Access to the town is quick and easy, as is the walk to Foregate Street train station, the racecourse, and the county cricket ground. With the recent arrival of Beryl's bike stand at the end of the Square, access to the City Centre and train station has become even easier.

Our advice for future owners is buy it ... you will not be disappointed. We have loved living in Annesley House and believe you will too.\*

\* 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:** Ascending from the main hallway to the first floor, there are two bedrooms. The imposing master suite overlooks St. Georges Square and features a fireplace, ornate cornicing, ensuite shower-room, office/lounge space, and three large sash windows. This expansive suite could easily be reconfigured to include a dressing area or additional bedroom as it is vast in proportions.

Bedroom two, accessed off an inner landing, is also generously proportioned with a fireplace feature and rear garden views. This inner landing also leads to the family bathroom, which is beautifully presented with a freestanding bath, blending period features with contemporary details. If required, bedroom two and the bathroom offer the facility for a self-contained bedroom and bathroom suite for guest/nanny use.

The main landing is light, airy, and beautifully arranged. The inner landing also features a walk-in wardrobe and a drying room with ample storage.







**Second Floor:** The second-floor houses four additional large king-size bedrooms, each with a fireplace feature, and a shower-room servicing the upper floor with modern amenities. The views from this floor over the square are remarkable.





**Outdoor Space:** The front garden is picture perfect, in keeping with the period property, with manicured flower beds and seating area to the front of the property and a porch large enough to house a log store.

The rear garden is meticulously maintained with a patio and lawned area, offering a peaceful and private retreat, with the patio terrace outside the kitchen/utility area positioned perfectly for alfresco dining and barbecuing.

The garage is accessible via the rear service road, St. Georges Lane South, providing convenient parking and storage.

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## LOCATION

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Nestled in the heart of Worcester, St. Georges Square, WR1 1HX, is one of the city's most desirable addresses. This prime location offers easy access to the vibrant city centre, just a ten-minute walk away. Known for its charming, listed houses, large central green, mature trees, and the beautiful St. Georges Church, the area is a designated conservation area close to key amenities such as Gheluvelt Park, the Swan Theatre, the magnificent Guildhall, the Hive, the county cricket ground, Fort Royal Park, the racecourse, and several prestigious independent schools including King's School and the Royal Grammar School. There are many scenic walking routes to enjoy.

St. Georges Square is conveniently situated for various essential services. Worcester Royal Hospital is a 10-minute drive away, while Worcester Crown Court and Worcester Police Station are both around a 10-minute walk. The university of Worcester is a 15-minute walk or a short drive, making it ideal for academic pursuits.

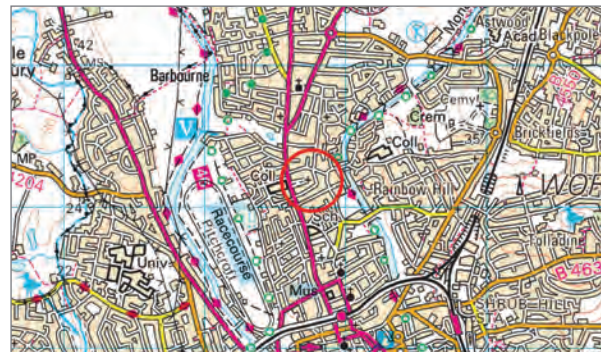
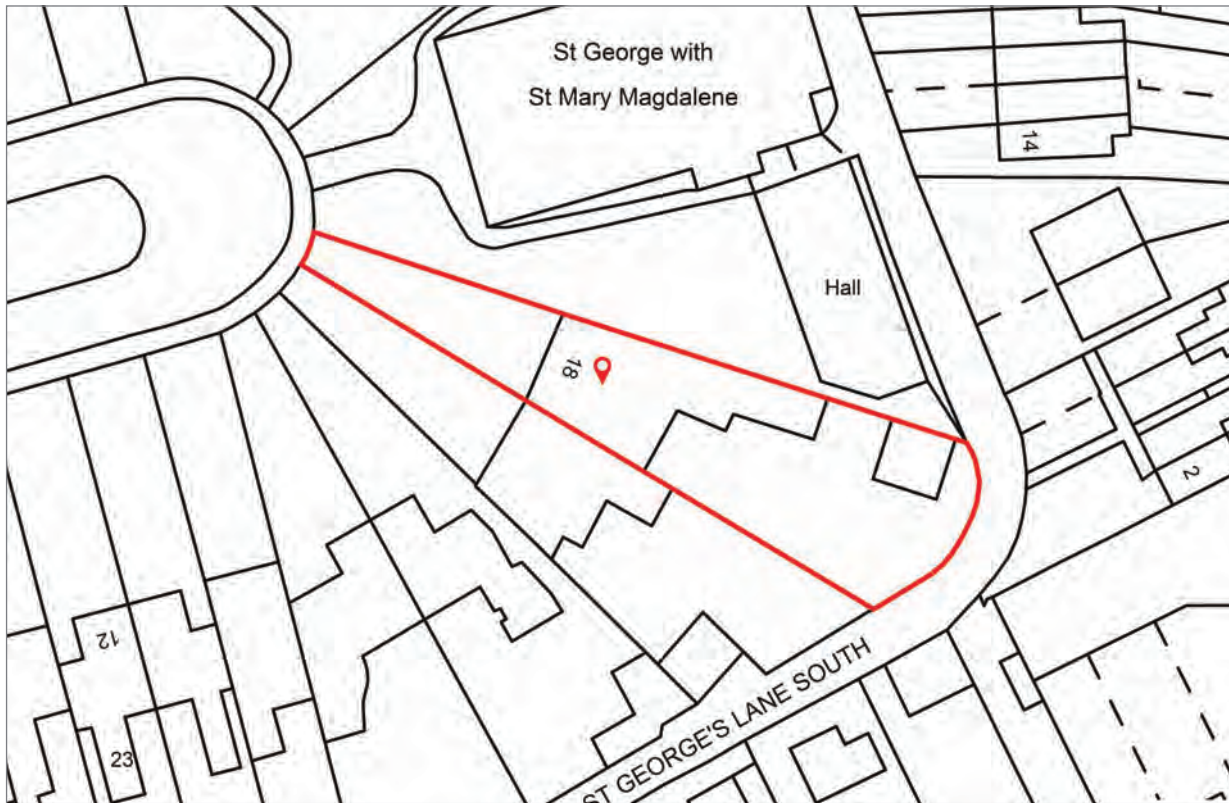
Residents enjoy a rich array of shopping and recreational facilities, with highlights including county cricket, and horse racing. The city's dining scene offers culinary delights like Browns at the Quay, authentic Italian at Benedictos, fine seafood at Food and Liquor, and contemporary cuisine and cocktails at The Botanist. St. Georges Square provides easy access to Worcester's restaurant and café culture, high street and boutique shopping.

Transportation is a breeze with Foregate Street Station just a 10-minute walk away, offering direct services to Birmingham and London. The motorway network is also easily accessible, making commuting convenient. The M5 motorway, accessed via junctions 6 or 7, provides excellent connectivity to Birmingham (30 miles), Birmingham International Airport (38 miles), and onward travel to London (133 miles). The M5 south also facilitates commuting to Cheltenham (25 miles), Gloucester (28 miles), and Bristol (62 miles). Worcestershire Parkway Railway Station, situated five miles from the city centre, enhances travel options to London and other regional centres.

Worcester boasts several excellent state and independent schools, the Royal Grammar School only a five-minute walk, and its prep school Springfield is nearby, King's School is a 20-minute walk away along with St George's Roman Catholic and St George's Church of England Junior Schools.

For recreational outings, Stratford-upon-Avon is 25 miles to the east, Broadway is 23 miles southeast, Upton-upon-Severn is 11 miles south, and Great Malvern and the Malvern Hills are nine miles west. The west coast of Wales at Aberdovey is 104 miles away, offering a range of destinations for leisure and adventure.





### Utilities, Services and Property Information

Utilities: Mains electricity, water and drainage. Gas-fired central heating.

Services: Ultrafast broadband (FTTP) and 4G/5G mobile coverage available – please check with your local provider.

Construction: Standard (brick and slate).

Parking: Garage parking for 2 vehicles, off-street parking for one vehicle, plus up to 3 roadside resident parking permits.

Property Information: Grade II Listed. Contribution towards maintenance of the green in the centre of St. Georges Square. Annual cost currently £40 which is collected and administered by the Residents' Association. Historical Restrictive Covenants on the title deeds.

### Tenure

Freehold

### Local Authority

Worcester

Council Tax Band G

### Viewing Arrangements

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

### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

### 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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 5140 sq ft, 477 m<sup>2</sup>  
 WINE CELLAR: 35 sq ft, 3 m<sup>2</sup>  
 GARAGE: 323 sq ft, 30 m<sup>2</sup>

**OVERALL TOTALS: 5498 sq ft, 510 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION







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