



Persica House
Peachley Lane | Lower Broadheath | Worcester | Worcestershire | WR2 6QR



Ground Floor

You enter the property through a bright and spacious hallway that leads to the lounge, WC, study/bedroom five, and the kitchen. The property benefits from underfloor heating throughout the ground floor accommodation.

The kitchen is a large, open-plan dining and living space, complete with bi-fold doors that open onto the rear patio, offering views of the lawn. It features a sleek and modern design with a sizeable island topped with quartz, Neff fitted appliances, and a hot water tap. The kitchen lounge area and dining area seamlessly flow - perfect for family living.

Off the kitchen is a separate utility room with rear access, ample space for integrated appliances, and housing for the boiler. This room is equipped with fitted cabinets and a sink, making it both practical and stylish. The WC is spacious and contemporary, designed to meet current building regulations with disabled access. Additional under-stairs storage is a welcome bonus.

The generous lounge, accessed by beautiful french doors from the hallway, boasts front-facing views, a feature gas fireplace, and beautiful built-in cabinetry.









Seller Insight

“ This beautiful home in the heart of a peaceful countryside village offers an ideal blend of modern comfort and convenient access to both local amenities and city life. The proximity to Worcester's city centre, just a 10-minute drive away, combined with easy M5 access, makes it an exceptional location for those who desire tranquility without sacrificing connectivity.

What drew the current owners to this property initially was the open-plan kitchen, dining, and family area, perfectly suited for a young family, with bi-folding doors that seamlessly blend indoor and outdoor living. It's a home where both relaxation and entertaining thrive.

One of the standout features of this property is the kitchen/dining/family space, which serves as the heart of the home. Whether it's cosying up with the family in winter, with underfloor heating throughout the ground floor, or hosting summer gatherings where guests spill out onto the sun-drenched patio, this space is perfect for year-round living. The ensuite bathrooms, especially for guests and extended family, have made hosting seamless for the owners.

This home's unique appeal lies in its open, versatile spaces, including a secure garden that's ideal for children to play. The eco-friendly solar panels help keep running costs low, and the insulation makes it energy efficient. The upstairs area is equally impressive, with three ensuite bedrooms, offering plenty of space for a growing family. The addition of built-in units, blinds throughout, and outdoor lighting on the patio has further enhanced the property, making it both functional and stylish.

Outdoor living is a delight here, with a garden that strikes the perfect balance - large enough for the children to enjoy, but manageable for busy working parents. The patio, a great spot for summer barbecues, also benefits from ample guest parking, ensuring a welcoming space for family and friends.

The home has played host to many cherished moments, including family Christmases, baby showers, and first birthdays, all held in its warm and inviting spaces. The strong sense of community in the village adds to its charm, with friendly neighbours and a local newsletter keeping everyone connected. The adjacent young family and the longtime resident next door add to the welcoming atmosphere, offering a delightful mix of social interaction and privacy.

Families will appreciate the local amenities, including a nursery, primary school, and access to the prestigious Chantry School. The nearby play park, village hall, and local church, which holds a special place for the owners after their children's christening, create a close-knit community. With two local pubs, a shop, and easy access to sports clubs, gyms, and extensive footpaths, the village offers a lifestyle that blends convenience, recreation, and comfort. This home truly provides the best of both worlds - a peaceful village setting with easy access to everything you need.”*

* 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 features four generously sized double bedrooms, each equipped with fitted wardrobes or storage cupboards. Three of the bedrooms enjoy ensuite bathrooms, while a spacious family bathroom serves the rest of the floor. The entire space feels modern, bright and airy offering both style and functionality.













Outside

The front of the property features a spacious driveway with parking for up to five vehicles, alongside convenient side access to the rear. The single garage is integral and benefits from an electric door. The large, lawned back garden is perfect for family use, designed to be private and secure. A substantial side area offers potential for additional storage or shed if needed. The kitchen's bi-fold doors, as well as the utility room's side door, provide easy access to the garden, seamlessly connecting indoor and outdoor living spaces. The garage side door is also easily accessed from the rear storage space.





LOCATION

Lower Broadheath, WR2, is a picturesque village located just a few miles northwest of Worcester in the West Midlands. Known for its scenic countryside and rich history, the area offers a charming rural lifestyle while maintaining close proximity to urban amenities.

Lower Broadheath is only about 3 miles from Worcester, providing residents with easy access to the city's shops, restaurants, schools, and cultural attractions, such as Worcester cathedral and the Swan Theatre. The village is surrounded by beautiful Worcestershire countryside, offering plenty of opportunities for outdoor activities such as walking, cycling, and enjoying nature reserves. It's also close to the Malvern Hills, a designated Area of Outstanding Natural Beauty.

The village is famously known as the birthplace of composer Sir Edward Elgar. The Elgar Birthplace Museum, now part of the National Trust, is a popular local attraction that celebrates his life and works. Lower Broadheath offers a few essential amenities, including local pubs like The Bell Inn, a village hall, a primary school (Broadheath C.E. Primary), and recreational facilities.

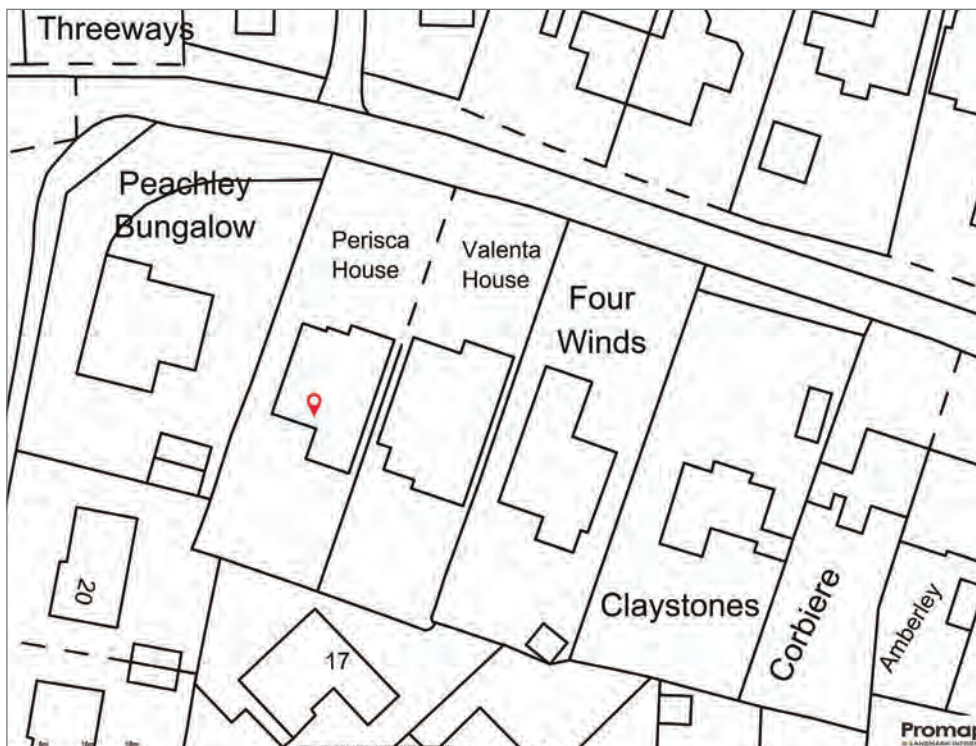
If education is a priority, the area offers an exceptional selection of schools. Worcester is home to prestigious independent schools such as The King's School and The Royal Grammar School, while Malvern College and St. James's are also within easy reach. State schools in Worcestershire are of an excellent standard, offering a wide range of choices for families.

For more extensive shopping, leisure, and educational options, the nearby centre of Worcester and Malvern offer a wider array of facilities. Worcester, located 3 miles away, is known for its diverse shops, restaurants, and cultural offerings, including horse racing on the River Severn, cricket at the foot of the cathedral, and rugby at Sixways Stadium. The city also boasts an array of dining options, from Food and Liquor, Ounce, and Benedictos to wine and cocktail bars like The Botanist and many others in the Cathedral Quarter.

Transportation links are excellent, with easy access to the M5 motorway (junctions 5, 6, and 7) and direct train services to London from Worcester and Birmingham. The Worcestershire Parkway railway station, just 9 miles away, further enhances connectivity to the capital and other regional centres.

Known for its tight-knit community, Lower Broadheath hosts various events throughout the year, including fetes and local markets, fostering a welcoming atmosphere. In summary, Lower Broadheath offers the best of both worlds: tranquil village living with excellent access to city conveniences, making it a highly sought-after location for families and individuals seeking a blend of modernity and tradition.





Services, Utilities & Property Information

Utilities: Mains electricity, water and drainage. Gas-fired central heating. Underfloor heating throughout the ground floor accommodation. Solar panels.

Services: Superfast broadband (FTTC) and 4G and some 5G mobile phone coverage available – please check with your local provider.

Construction: Standard.

Parking: Single garage and driveway parking for 5 vehicles.

Tenure

Freehold

Directions

Postcode: WR2 6QR

what3words: items.daydreams.protect - this takes you to Peachley Lane.

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Local Authority

Malvern Hills District Council

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

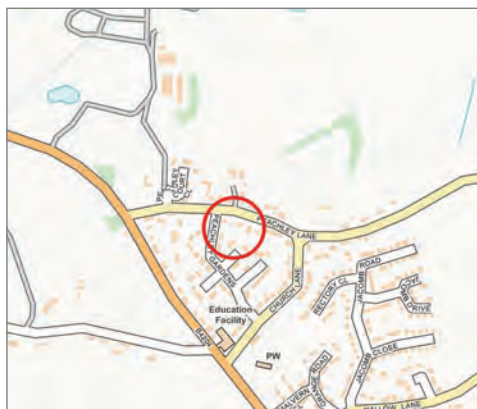
Opening Hours

Monday to Friday

9.00 am - 5.30 pm

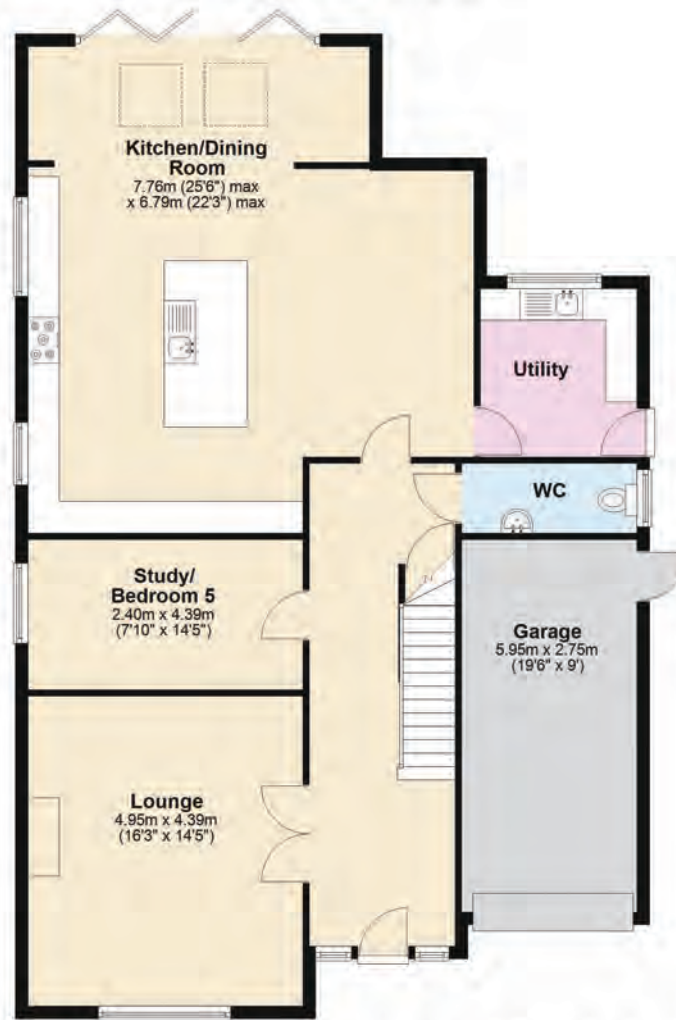
Saturday

9.00 am – 1.00 pm



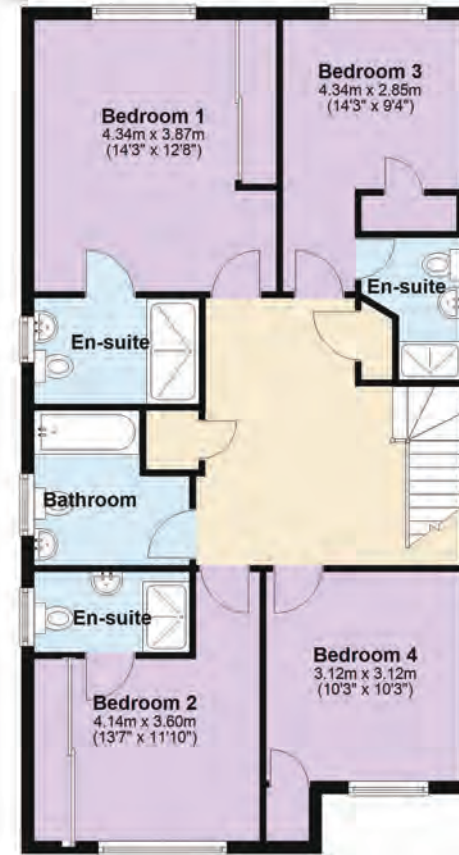
Ground Floor

Approx. 128.5 sq. metres (1383.4 sq. feet)

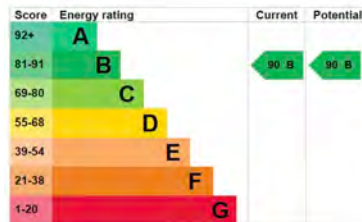


First Floor

Approx. 85.7 sq. metres (922.7 sq. feet)



Total area: approx. 214.2 sq. metres (2306.1 sq. feet)







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