



1 Heron Lodge
London Road | Worcester | Worcestershire | WR5 2EE

1 HERON LODGE

A striking and imposing semi-detached, Grade II Listed, four-bedroom, character, family home. Boasting large open rooms with period features, the property benefits from the perfect city location for transport and amenities. Recently landscaped providing a wonderful vista with far-reaching views to the Malvern Hills and beyond, this property is a wonderful example of character blending with contemporary living.



Accommodation Summary

Ground Floor:

Reception hall

Lounge

Drawing room

Kitchen/breakfast room













Seller Insight

“It was the perfect blend of old and new that first attracted us to the property,” say the current owners of this stunning four-bedroom home, “with classic Georgian/Colonial styling, complemented by a contemporary feel, with all the comforts of modern living. Grade II Listed and dating back to the early 19th century, 1 Heron Lodge forms part of the former Heron Lodge Estate and retains a wealth of stunningly preserved original features including Minton tile flooring, large sash windows with working shutters, original panelled doors, decorative cornicing, ceiling roses and fine fireplaces. The sitting room and drawing room are particularly stunning, both very spacious with original features and beautiful ceilings.”

Since moving in, the owners have made various improvements to the property, both inside and out. “We have added a larder and a kitchen island to create a space which is both practical and sociable, perfect for everyday life and entertaining alike,” they say. “We have also made improvements to the basement, and recently repainted the hall, stairs and landing. Outside, we have landscaped the front garden. In 2019, we purchased additional land in front of the house, which we have since developed to extend the garden. The rear garden, meanwhile, is sunny and south east facing, benefitting from great views and beautiful sunsets which change throughout the seasons.”

The location of the property has much to recommend it in terms of both rural charm and convenience. “You feel that you’re living in the countryside,” say the owners, “but we are in fact just a 15-20 minute walk from Worcester City Centre, with a Waitrose supermarket also just a short stroll from our front door. Enjoying the best of both worlds, we have fantastic views of the Malvern Hills, as well as easy access to the M5 motorway via junction 7 which is just 5 minutes’ drive away!”

“We love the perfect blend of old and new that 1 Heron Lodge provides, its classic Georgian styling and original period features complemented by a contemporary feel and all the comforts of modern living.”*

* 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:

Landing
Bedroom one with ensuite
Bedroom two with ensuite

Bedroom three
Bedroom four/office
Family bathroom











Basement:
Large room
Wine cellar





Outside:

Landscaped gardens to the front with a veranda spanning the width of the property

Tiered lawn gardens

Patio

Summer house

Large driveway





LOCATION

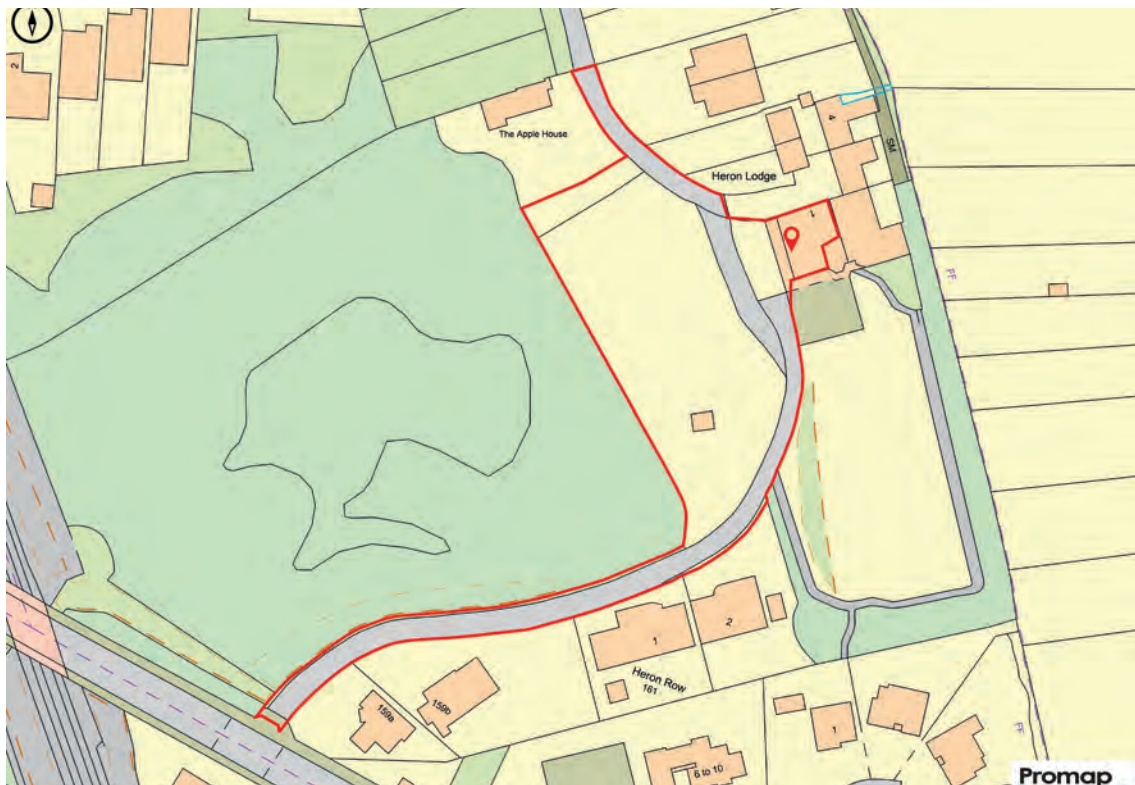
Centrally located in the county town and cathedral city of Worcester, lying on the banks of the river Severn and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university. Waitrose is a 9 minute walk and a 20 minute walk to the city centre.

The M5 motorway accessed via J7 is 2 miles away and 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.

The Worcestershire Parkway Railway Station, situated to the east of Worcester is 3 miles from the property and intends to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. The two railway stations in Worcester itself are within easy reach.

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 Kings School family of schools (the main school sits adjacent to the cathedral) and The Royal Grammar School. For days out and recreation, Stratford-upon-Avon lies to the east, Broadway to the south east, Upton-upon-Severn to the south, and Great Malvern and The Malvern's to the west.





Services, Utilities & Property Information

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

Services: Access to an electric car charging point. CCTV or similar security system. Ultrafast broadband (FTTP) and 4G and some 5G available in the area – please check with your local provider.

Parking: Off-road parking for 6 vehicles

Construction: Standard.

Property Information: Grade II Listed. Situated in a Conservation area. The private road from London Road to Heron Lodge is owned by 1 Heron Lodge. All residents have access rights and should contribute towards the maintenance and insurance costs.

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

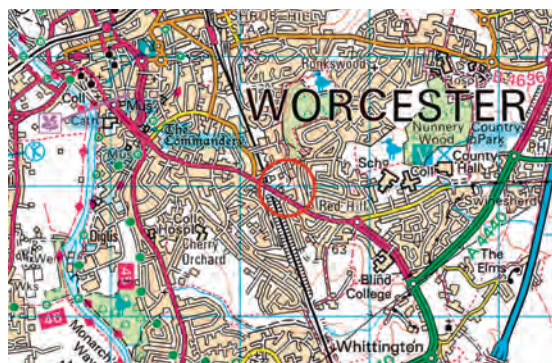
Opening Hours

Monday to Friday

9.00 am–5.30 pm

Saturday

9.00 am–1.00 pm





Total area: approx. 274.8 sq. metres (2957.8 sq. feet)



EPC Exempt

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. 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. Printed 16.01.2025







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