



2 Hanbury Park Road
Worcester | Worcestershire | WR2 4PB

FINE & COUNTRY

2 HANBURY PARK ROAD

A beautifully renovated and maintained 1930s splendour, enhanced with Art Deco features with a contemporary feel. This five bedroom, detached residence situated in a sought after area within walking distance of Worcester city centre, offers easy access to local amenities and the local transport infrastructure. 2 Hanbury Park Road boasts a detached office, a single garage and a fabulous open plan kitchen/living area with bi-folds leading directly onto the patio, creating a great space for entertaining. The property itself has been finished to an exceptionally high standard and is a lovely family home.



Ground Floor

Walking through the front door of 2 Hanbury Park Road takes you into a spacious entrance hallway with beautiful parquet flooring. To the left is the sitting room featuring white wooden flooring, a bay window with shutters and fitted cupboards. (White shutters are featured throughout). The heart of the home is the impressive open plan kitchen, living, dining area which has been tastefully finished and boasts a large kitchen island with breakfast bar, bi-folding doors onto the patio and a walk-in pantry. Glass double doors take you into a further reception room, currently being used as a snug with log burner. In addition there is a side door and guest cloakroom.

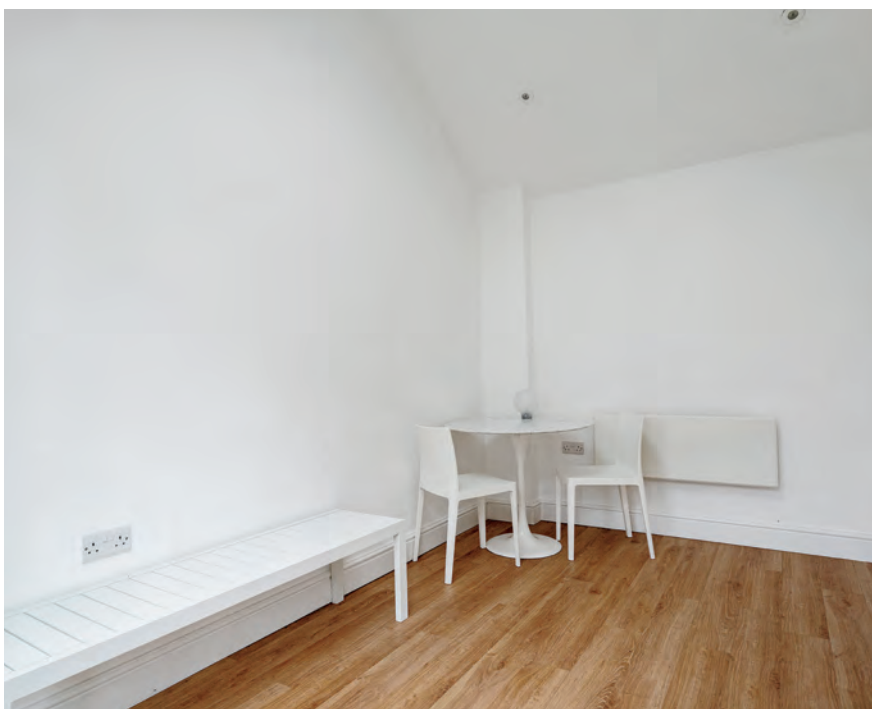












Seller Insight

“ This home stands out due to its prime location in a mature residential area known for its wide, tree-lined streets. It's nestled amidst parks and a golf course, offering easy access to both the city centre and Malvern. Additionally, the new Parkway train station is nearby, enhancing connectivity and convenience.

The property boasts living areas spread across two floors, characterised by a spacious, light, and simplistic feel. The main lounge, which is close to the kitchen garden, is particularly cherished for its convenience and ambiance. The main bedroom wing, including an ensuite and dressing room, provides a luxurious and private retreat.

Built in the late 1920s, this home retains charming Art Deco features that add character and warmth. The large, central hallway serves as a focal point, contributing to the home's unique and inviting atmosphere. The design reflects a philosophy of simple, calm living.

The symmetrical layout is both functional and aesthetically pleasing, with upper and lower hallways central to all rooms. A significant highlight is the large open-plan kitchen/diner that opens directly onto the garden through bi-fold doors, making it perfect for social gatherings. Recent upgrades include neutral painting and decorating, a Scandi design with integrated kitchen and bathroom units, high-end Porcelanosa tiles in both bathrooms, and the addition of a dressing room to the master suite.

The home has been a sanctuary, particularly valuable during the covid period. It supports a family lifestyle with its private garden, external office, and easy maintenance. The property is notably warm in winter, thanks to extra loft insulation, cast-iron vintage style radiators, and wooden window shutters.

The garden is a highlight, receiving afternoon sun on the kitchen and back patio. It is designed to be private and level, making it ideal for children and pets. An outdoor hot tap is a convenient feature, and the garden overlooks a versatile outdoor office/garden room.

The home has been the setting for memorable birthday parties, both indoors and outdoors. The neighbourhood is friendly and residential, with a mix of modernised older properties. It is popular among residents who enjoy running, thanks to the wide, leafy roads.

The property benefits from excellent public transport links to the city centre and Malvern, with a short walk to the river. Local amenities are easily accessible, including a rowing club, athletics club, and various schools, making it ideal for families and sports enthusiasts.

This home offers a blend of historical charm, modern convenience, and a supportive community, making it an exceptional choice for prospective buyers seeking a serene yet connected lifestyle.”*

* 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 is configured of five bedrooms, the fifth bedroom has been converted into a dressing room for the master, with an interconnecting door. The master bedroom has a newly fitted, exceptional ensuite shower room with large walk-in shower and a large dressing room. The family bathroom completes the accommodation on this floor.













Outside: 2 Hanbury Park Road sits in a generous plot with private gates and parking in front of the single garage. Attached to the garage is an office space with double doors leading into the garden. There are manicured lawned gardens and a contemporary, white stone patio directly off the kitchen; creating a fabulous entertaining space.





LOCATION

2 Hanbury Park Road is situated on the south-west side of Worcester, within walking distance to the city centre (circa 1 mile). 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, Premiership rugby club, racecourse, and university.

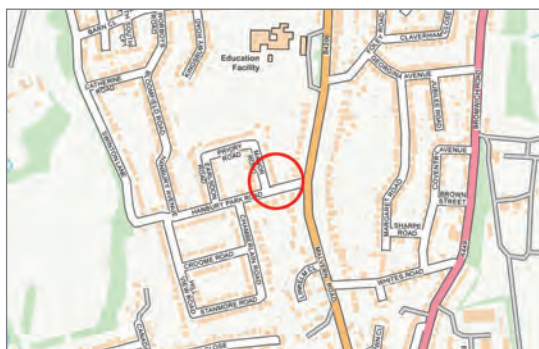
The M5 motorway, accessed via junction 7 at south Worcester, provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport and the M40 for onward travel to London. The M5 south also provides for commuting to Cheltenham, Gloucester, and Bristol.

Worcestershire Parkway railway station, situated to the east of Worcester and only 5 miles from the centre of the city (10 minute drive), is intended 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.

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.

For days out and recreation, the property is well placed for ready access to local parks and the nearby leisure centre. The brand new Cotswold Designer Outlet is circa 25 minute drive away. 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. To the south-west, you can find Great Malvern and its fabulous hills, as well as Ledbury, Hereford, and Ross-on-Wye.





Utilities, Services & Additional Information

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

Services: CCTV/security system. Ultrafast broadband and 4G/5G available in the area - please speak with your local provider.

Construction: Standard.

Parking: Single garage and off-road parking.

Additional Information: Restrictive covenants on the property – please speak with the agent for further details.

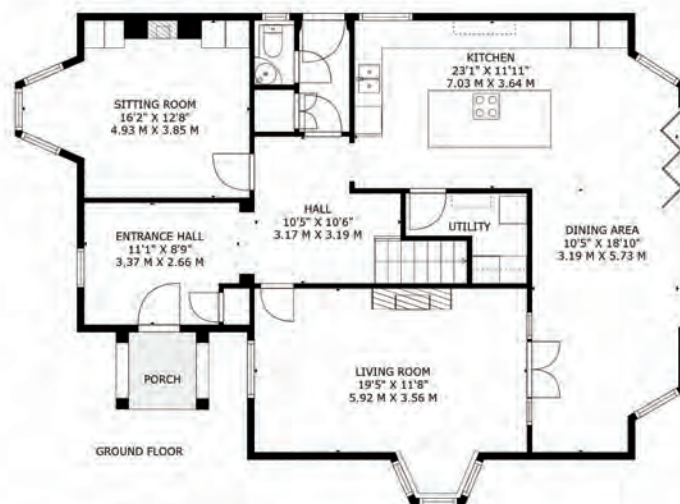
Tenure
Freehold

Local Authority
Worcester City Council
Council Tax Band F

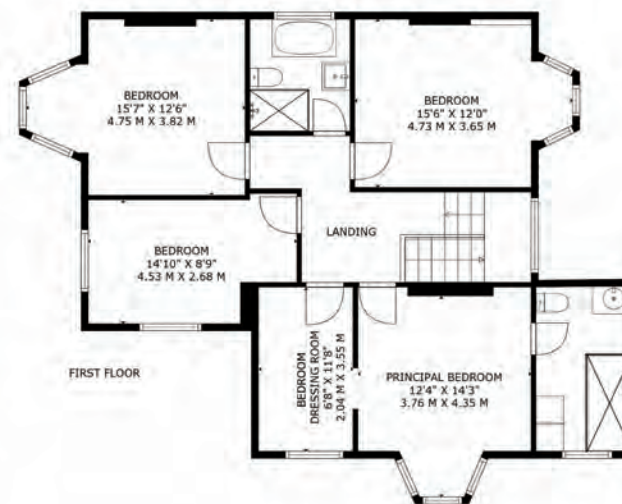
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111

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



FIRST FLOOR



OUTBUILDINGS

GROSS INTERNAL AREA: 2325 sq ft, 216 m²
GARAGE: 236 sq ft, 22 m²

OVERALL TOTALS: 2561 sq ft, 238 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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 10.09.2024







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