



Britannia Square
Worcester | Worcestershire | WR1 3DN

FINE & COUNTRY

BRITANNIA SQUARE

Nestled in a prime location in Worcester city centre, is a grand and immaculate Grade II Listed property that dates back to 1820. Spanning an impressive 4,325 sq ft, this beautifully presented home showcases an abundance of original features, including elegant coving, period window shutters, and soaring high ceilings, all adding to its timeless charm. With five generously sized bedrooms, this stunning residence offers a perfect blend of classic character and modern living, making it an exceptional and rare find.



Ground Floor

Walking through the impressive front door, you are greeted by a beautifully presented entrance hallway, featuring elegant tiled flooring and captivating original details, including original coving and a ceiling rose. To the right, you will find the formal living room, benefiting from large sash windows with classic window shutters, glazed doors and a classic “Chesneys” fireplace. The doors lead seamlessly into a contemporary garden room, where glass sliding doors open up to the garden, allowing for a harmonious flow of indoor-outdoor living. A well-appointed office/sung is also accessed via this garden room and entrance hall, creating the perfect space for work or relaxation.

On the left side of the entrance hallway, you will discover a spacious, open-plan kitchen, living, and dining area. This generous space features a charming “Chesneys” fireplace as a focal point, complementing the modern kitchen with a Rangemaster cooker and breakfast bar. The dining area enjoys natural light through glass sliding doors, leading to a delightful courtyard with a stylish steel-framed gazebo – an ideal setting for entertaining guests or enjoying al fresco dining. Furthermore, there is a guest WC and utility room located on the ground floor.









Seller Insight

“ This stunning Georgian home offers a perfect blend of historic charm and modern comfort, making it an exceptional place to live. From its prime location to its elegant design and thoughtful improvements, this home stands as a testament to timeless beauty and functionality.

From the outset, this home captivates with its central yet quiet location and its symmetrical Georgian architecture. Its balanced proportions and graceful facade immediately set the tone for a residence that exudes elegance and warmth. Living in this home is a delightful experience, combining spaciousness with a true sense of warmth and homeliness. One of the most cherished spaces is the garden room, especially on sunny days when it becomes a tranquil retreat filled with natural light.

This home's charm lies in its period details, grand spaces, and exquisite Georgian architecture. The blend of historical elements and modern upgrades ensures a welcoming and stylish environment. The interior has been thoughtfully designed and enhanced with contemporary touches. A newly designed dining area and courtyard at the rear add to the home's entertaining potential, while a modern glass garden room introduces an airy, contemporary touch. The overall décor has been refreshed, with a particularly favoured upgrade being the new bathroom, which offers both style and comfort.

This home has played host to many cherished occasions, from festive Christmas and Easter celebrations to family gatherings. A standout memory is the 21st birthday celebration of the youngest daughter, a testament to the home's capacity for creating lasting moments.

The home is nestled within a friendly and engaged community. The Britannia Square Residents Association and Neighbourhood Watch Scheme help foster a strong sense of belonging. Annual events, such as the residents' garden party and Christmas carol gatherings, add to the warmth and camaraderie of the neighbourhood.

One of the greatest advantages of this home is its proximity to a range of amenities. Foregate Street Train Station is a short 10-15 minute walk, providing easy transport links. The area is rich in cultural and recreational options, including cinemas, the Swan Theatre, restaurants, cafés, and popular pubs and bars. RGS Worcester Springfield School, Pitchcroft Racecourse, and Worcester County Cricket Ground are all within walking distance, ensuring a vibrant yet peaceful lifestyle.

The simple yet invaluable advice for the future owners is to enjoy every aspect of this remarkable home. From its historical elegance to its modern comforts, this is a home meant to be lived in and loved.”*

* 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 original staircase, complemented by a magnificent stained-glass window at the end of the landing, adds to this beautiful home's character. The first floor is configured of three well-proportioned bedrooms, along with a WC, a linen cupboard, and an exquisite family bathroom. The main bedroom features a charming "Chesneys" fireplace, a walk-in dressing room, and an ensuite shower room, offering a private retreat within the home.

Second Floor

On the second floor there are two well-sized bedrooms, along with a shower room; with ample built-in storage cupboards on the landing area.

Basement

The basement is fully tanked, providing a dry and versatile space. Currently set up as a party room and cinema room with Sony home cinema system, it offers fantastic potential for entertaining or as a cosy retreat. This area is ideal for those looking to create the ultimate leisure space or home cinema experience.













Outside

Wrought iron gates open to reveal a meticulously manicured front lawn garden, featuring a central paved pathway leading to a charming patio in front of the property, complete with a stunning veranda. A single garage with an electric door provides secure parking. To the rear, you will find a delightful courtyard, offering an ideal space for outdoor entertaining.







LOCATION

Lying only a stone's throw from the city's heart, this exceptional property has on its doorstep access to the prized restaurant and café culture of Worcester, as well as boutique shopping and the neighbouring racecourse and walking routes, accessed directly from the rear of the property. The High Street itself, as well as the magnificent Guildhall, is only a short walk away.

This is a location for business and pleasure with many professional and commercial organisations based within the city, yet remaining only walking distance from the Swan Theatre, River Severn, the Worcester to Birmingham canal, cathedral, county cricket ground, Gheluvelt Park and Fort Royal Park.

The M5 motorway is accessed via junction 6 or junction 7 and provides for ready access to Birmingham (30 miles) and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport (38 miles) and the M40 for onward travel to London (133 miles). The M5 south also provides for commuting to Cheltenham (25 miles), Gloucester (28 miles) and Bristol (62 miles).

Worcestershire Parkway railway station, situated to the east of Worcester and only 5 miles from the centre of the city, is intended to increase the capacity to London as well as reduced 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 walking distance of Britannia Square.

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 RGS Family of schools and The Kings's school. Both are very close by with RGS Springfield on the square and the Kings school at the foot of the cathedral, which is less than a mile away.

For days out and recreation, Stratford-upon-Avon lies to the east (25 miles), Broadway to the south-east (23 miles), Upton-upon-Severn to the south (11 miles) and Great Malvern and the Malvern Hills to the west (9 miles). The west coast of Wales at Aberdovey is 104 miles away.





Utilities, Services and Property Information

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

Services: FTTP broadband and 4G and some 5G mobile coverage available in the area – please check with your local provider.

Parking: Single garage, permit and on-street parking.

Construction: Standard.

Property Information: Grade II Listed. Property is situated in a conservation area. There are trees on the property which are subject to a tree preservation order. The property is subject to a Chancel repair liability (insurance has been purchased against this).

Tenure: Freehold.

Local Authority: Worcester – council tax band G.

EPC: Exempt – Grade II Listed.

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



GROSS INTERNAL AREA: 4243 sq ft, 395 m²

LOW CEILINGS: 83 sq ft, 9 m²

GARAGE: 232 sq ft, 22 m²

OVERALL TOTALS: 4558 sq ft, 426 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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 03.04.2025







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