



10 Britannia Square
Worcester | Worcestershire | WR1 3DG

FINE & COUNTRY

10 BRITANNIA SQUARE

Nestled in the highly sought-after Britannia Square, this beautifully and sympathetically renovated five-bedroom period home offers a rare opportunity to own a piece of timeless elegance. Retaining a wealth of character, the property showcases exquisite period features including sash windows, high ceilings, and intricate corniced door surrounds. Finished to a high standard throughout, the generous accommodation includes a welcoming day room/dining room with feature bay window overlooking the garden, an elegant drawing room with marble surround open-fire, a versatile additional reception/hobby room, and a stunning kitchen with central island, complemented by a separate boot room, utility store, laundry room and downstairs WC. There is potential for reconfiguration or development to create an additional shower room, enhancing modern comfort, with granted permissions in place. Outside, the home is fronted by a charming garden and boasts a thoughtfully designed courtyard at the rear—perfect for alfresco dining. A practical rear entrance opens onto a service road, providing additional convenience. A truly special home in one of the city's most desirable locations.

Nº 10



Accommodation Summary

Ground Floor: 10 Britannia Square is entered via a charming vestibule, which leads into an elegant hallway that sets the tone for the rest of this beautifully restored home.

To the right, the day room—currently used as a dining space and study—is a stunning reception room bathed in natural light from a large bay window overlooking the immaculate and private front garden. Generously proportioned and tastefully renovated, the room retains an abundance of period charm, including a striking tiled fireplace, original sash windows, high ceiling, cornicing, and a classic picture rail.

The kitchen has been thoughtfully relocated within the home and has been sympathetically designed to blend traditional character with modern living. Designed with both form and function in mind, it features a central island with seating and an integrated induction hob, a porcelain sink, and a combination of original and bespoke cabinetry providing ample storage. Integrated appliances and warm oak worktops complement the space, marrying timeless design with contemporary practicality. Newly installed Acoya double doors open directly onto the secluded courtyard garden—an enchanting suntrap perfect for alfresco dining and peaceful outdoor living.

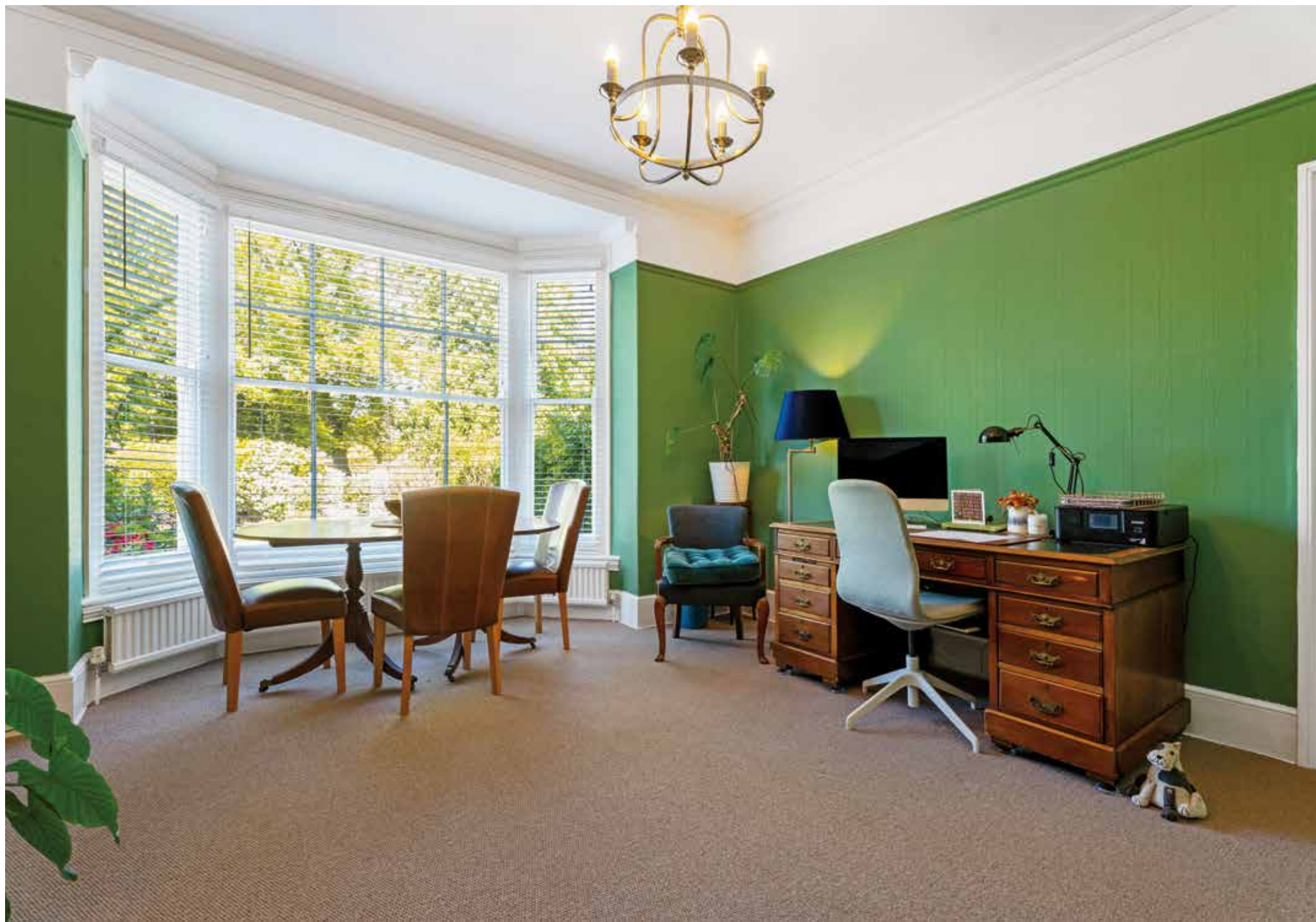
Adjacent to the kitchen is a conveniently positioned boot room, complete with original tiled flooring and a large built-in utility store offering excellent concealed storage. From here, you step into a versatile additional reception room—formerly the kitchen—with its own external access, fireplace, and original tiled flooring. This room is currently configured as a hobby space but could easily serve as a sitting room, home office, gym, or playroom, offering great flexibility to suit a range of needs.

To the rear, a well-sized laundry room and a separate WC complete the ground floor, making this a highly functional yet character-filled space ideal for both everyday living and entertaining.

Cellar: The cellar at 10 Britannia Square features two distinct rooms, offering excellent versatility. One room boasts an arched ceiling, making it perfect for a wine cellar, while the other is a substantial space currently used as a workshop. Equipped with a water supply, power, and dry storage, this area provides endless possibilities for use, whether as a hobby space, extra storage, or a home gym.









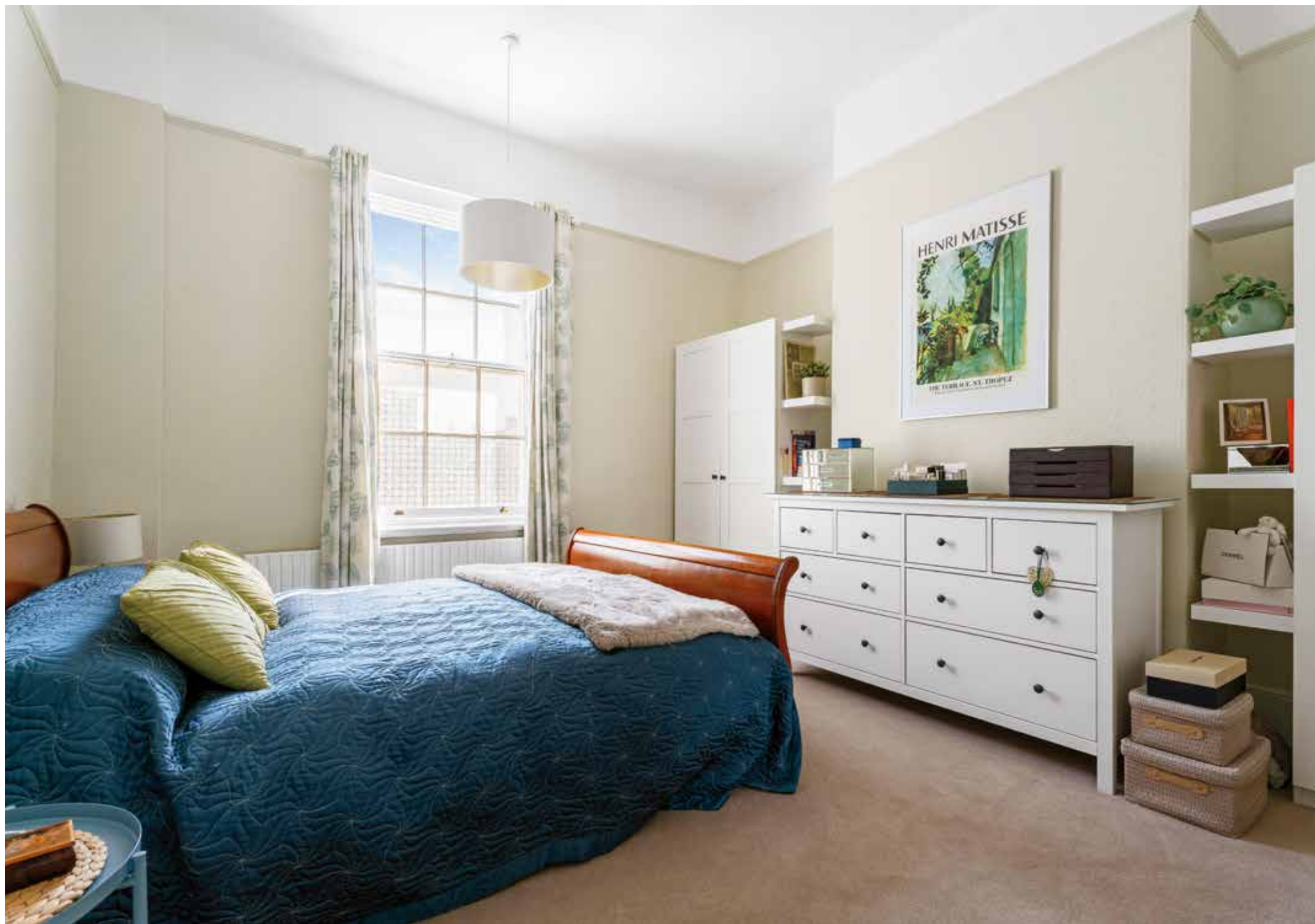


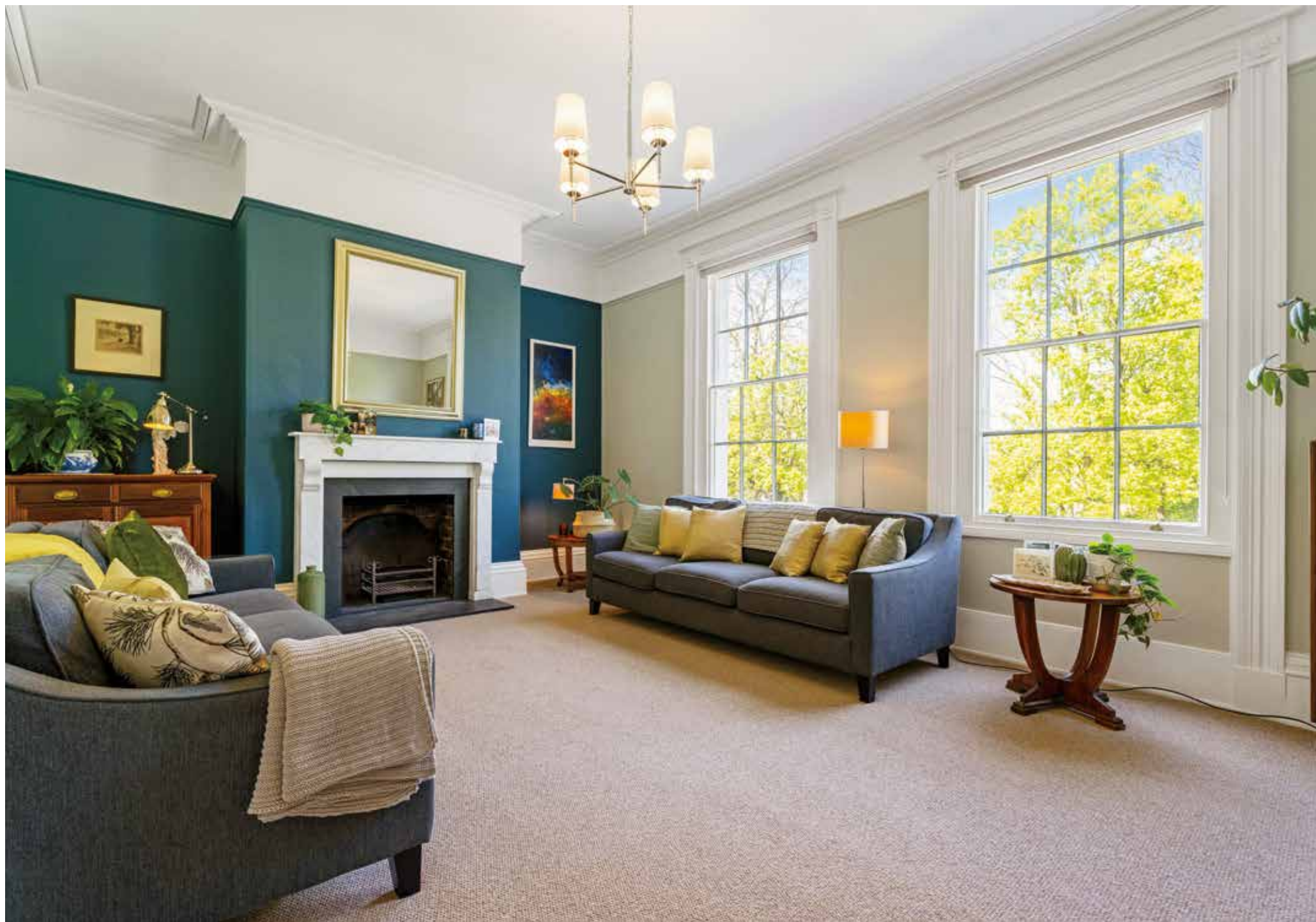


First Floor: The first floor of 10 Britannia Square continues to impress with its generous proportions and beautifully preserved period features. This level offers two spacious bedrooms. The principle bedroom has a high ceiling, deep skirting boards, a sash window and picture rail. The rear bedroom has an original fireplace and a sash window which offers glimpses of the Malvern Hills in the distance. Both bedrooms are served by a beautifully appointed bathroom, finished to a high specification. Featuring a large walk-in shower, a luxurious vanity unit and a contemporary heated towel rail, the space blends modern comfort with refined style.

Also located on this floor is the main drawing room—an exceptional space that truly elevates the home. Flooded with natural light through magnificent double sash windows overlooking the front garden and Britannia Square, this room boasts an open fireplace with marble surround, soaring ceilings, ornate cornicing, and finely restored original door and window surrounds, all meticulously brought back to their former glory. Renovated to an exceptionally high standard, this grand reception room provides a stunning setting for relaxing or entertaining, offering a rare blend of period elegance and modern sophistication.









Second Floor: The second floor of 10 Britannia Square offers three fabulous, well-renovated bedrooms, two featuring an array of fitted cabinetry and wardrobes, providing ample storage. These rooms are beautifully finished, combining modern comfort with the home's period charm, and offer a bright, welcoming atmosphere.

This floor is highly versatile, with the added benefit of planning permission and listed building consent in place for a second shower room – easily integrated into the existing layout. Additionally, there is permission to combine the two front rooms to create a double aspect master suite with fabulous views over the square.

As it stands, this floor provides three superbly renovated bedrooms, but with the exciting opportunity to further customise and create a luxurious, bespoke living space.





Outside: The front of the property features a private, well-maintained garden with lawn, well stocked borders, two seating areas, a shed and a pathway leading to the entrance. At the rear, a secluded courtyard offers a delightful patio area, ideal for alfresco dining, with ample space for a bin store and general garden use. Double gated rear access provides convenience for service access and motorcycles, ensuring practicality alongside the charm of the outdoor space.







LOCATION

10 Britannia Square is situated on the highly sought-after south side of Worcester's most desirable Regency Square. Positioned in a prime location, the square is just a short distance from the city centre and lies within a designated conservation area. Surrounded by elegant Regency homes, Britannia Square is centred around a large green and offers views over the racecourse, with ease of access to some beautiful walks and parks.

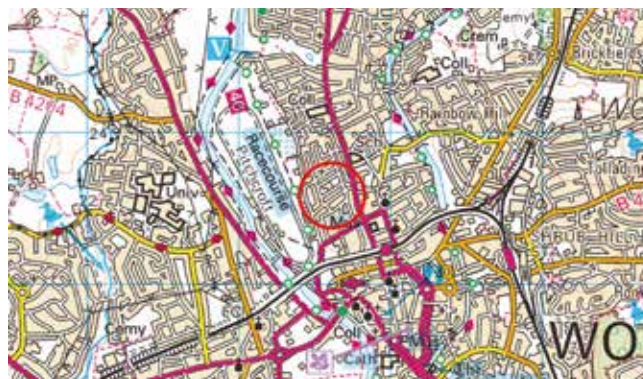
Lying only a stone's throw from the city's heart, this exceptional property has on its doorstep access to the prized restaurant and café culture of Worcester, as well as boutique shopping and the neighbouring racecourse and walking routes, accessed directly from the property. The High Street itself, 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, the cathedral, The Hive, county cricket ground, Gheluvelt Park and Fort Royal Park.

The M5 motorway is accessed via junction 6 or junction 7. Worcester 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 School family of Schools are very close by (RGS Springfield is on the square), and Kings School is less than a mile at the foot of the cathedral. St George's Roman Catholic and St George's Church of England Junior Schools are a short walk away from the property.

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.





Services, Utilities & Property Information

Utilities: Mains electricity. Mains water. Mains sewerage. Gas-fired central heating via a combi boiler – installed in 2023.
 Services: FTTC broadband, 4G and some 5G mobile coverage available – please check with your local provider.
 Parking: Three parking permits available. Trade permits available on request on www.mipermit.com Visitor parking bays also available.
 Construction: Standard.
 Tenure: Freehold.
 Local Authority: Worcester – council tax band G.
 EPC: Exempt – Grade II Listed.

Directions

Postcode: WR1 3DG
 What three words: [///alert.feel.lucky](https://www.google.com/maps/@52.12155,-2.23575,15z)

Viewing Arrangements

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

Website

For more information visit Fine & Country Droitwich Spa, Worcester and Malvern at <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–1.00 pm
Sunday	By appointment only



GROSS INTERNAL AREA: 2137 sq ft, 199 m2
BELOW GROUND: 301 sq ft, 28 m2

OVERALL TOTALS: 2438 sq ft, 227 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 23.04.2025







MARIE KIMBERLEY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07814 735607
marie.kimberley@fineandcountry.com



HALINA DAY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07920 857 582
email: halina.day@fineandcountry.com

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Fine & Country Droitwich Spa, Worcester and Malvern
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

