



5 Britannia Square  
Worcester | Worcestershire | WR1 3DG

FINE & COUNTRY

# 5 BRITANNIA SQUARE

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Undoubtedly one of Worcester's most distinguished residences, this exquisite Grade II Listed Georgian family home extends to some 4,650 sq ft and occupies a premier position within the highly regarded Britannia Square conservation area. Perfectly situated for all the cultural and lifestyle attractions of the city, as well as its excellent independent schools, this is a rare and remarkable opportunity.







### Ground Floor

The property is approached via a circular driveway set behind classical railings, with electric gates ensuring privacy and grandeur on arrival. The house itself exudes architectural splendour and timeless elegance, presenting an interior of scale, grace and refinement.

Inside, the accommodation is both impressive and versatile, with a sequence of fine reception rooms designed for entertaining and family life alike. The drawing room, with its gracious bay window and fireplace, gives access via French doors onto the front garden terrace and has French doors leading to the Orangery. This room epitomises Georgian refinement, while the formal dining room, panelled study and elegant orangery provide further sophistication. The kitchen, beautifully fitted with bespoke American Walnut cabinetry, is accompanied by a family room with open fire and French windows to the front.











# Seller Insight

“ When we first discovered this home, we were drawn to its rich Georgian heritage and its perfect location close to the city’s renowned public schools, particularly the Alice Ottley and RGS. After two unsuccessful attempts at buying in Britannia Square, we were fortunate that the third time proved lucky – and this special property became ours.

There are so many aspects of the house that we cherish. The kitchen and family room, with its views over both the front and rear gardens, has always been the heart of the home. The principal bedroom and ensuite offer a unique, uplifting outlook over mature trees and shrubs – a rare and calming vista in the city centre. We have enjoyed the balance of grandeur and intimacy; the large dining and drawing rooms are perfect for entertaining, while also providing the cosiness of winter evenings by the fire. The orangery has been another favourite spot, whether as a tranquil retreat surrounded by flowers or as a dry haven when a barbecue day turns wet.

This is a home that blends history and convenience beautifully. The architecture and interiors have been carefully restored to reflect the property’s Georgian elegance, while the setting – in one of Europe’s last remaining residential Georgian squares – is truly unique. The gardens are equally special: the rear is entirely private, while the front accommodates off-street parking behind discreet, app-operated electric gates with intercom that preserve the elegance of the façade. Living here has offered us the rare advantage of central-city life surrounded by green space – the best of both worlds.

Although steeped in tradition, the house is equipped with modern technology for comfort and efficiency. Lutron lighting systems, Somfy/Tahoma blinds, and a 19kWh battery storage system linked to an off-peak tariff all contribute to a modern, sustainable lifestyle. Ultra-fast 1Gbps fibre-to-the-premises broadband has made the home highly functional for business use, with seamless access to streaming, data sharing and gaming.

The house has supported both family life and work perfectly. We have run our business from here efficiently, cutting down commuting time. With Worcester’s railway station just a five-minute walk away and excellent motorway access, travel in all directions is straightforward and convenient.

Over the years, the house has been the setting for wonderful memories, including three weddings and parties for up to 120 guests in the formal front areas – occasions where the home’s grandeur and space truly came to life.

Britannia Square is more than just a place to live – it’s a community. The residents’ association, wine-tasting club, and frequent social gatherings create a vibrant and welcoming neighbourhood.

The location could not be more convenient. Within walking distance are excellent public and state schools, the university, shops, the library, museum, cricket ground, racecourse, rowing and canoe clubs, cathedral and churches. Essential services, such as bus routes, doctors’ surgeries and dentists, are also close at hand.

Every homeowner will make this property their own, but we would suggest exploring the lower ground floor’s potential to create additional bedrooms, a bathroom, or even a cinema room. The home is full of possibilities, ready to adapt to the needs and lifestyle of its next custodians.”\*

\* 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

Five generously proportioned bedrooms are arranged across the upper floors, the principal suite boasting an ensuite bathroom and balcony overlooking the front gardens. Additional bathrooms ensure comfort and convenience.

### Lower Ground Floor

The extensive lower floor offers not only laundry and storage facilities but also exciting scope for conversion.

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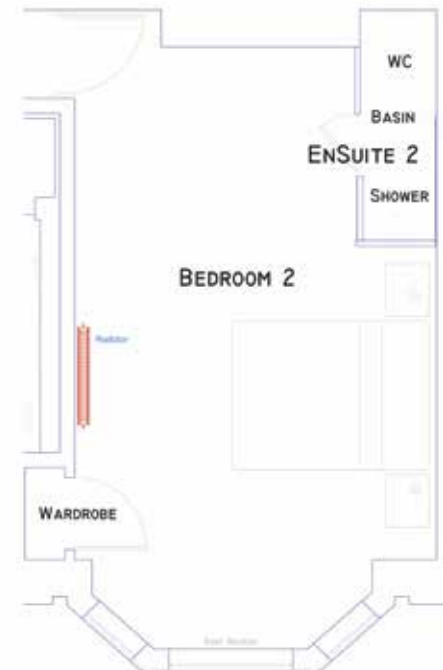
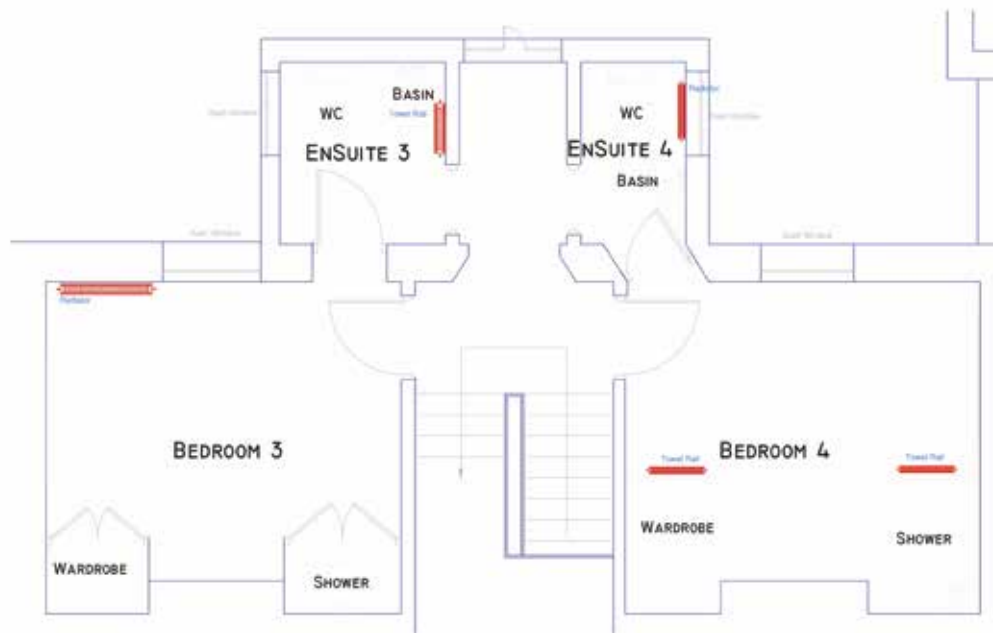


CGI IMAGES OF BASEMENT





CGI IMAGES OF BASEMENT





## Outside

Externally, the house is equally impressive, with a delightful walled courtyard garden, mature planting, and a water feature lending a tranquil charm to this most private of settings. The electronically operated gates open to a gravelled circular drive, offering ample parking in a suitably grand approach.

This is city living at its most elegant: a home of rare provenance and stature, perfectly combining architectural grandeur with comfort, privacy, and convenience.







# LOCATION

5 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. The listed buildings surround a large green area with mature trees in which the main 'Springfield' house is situated. Britannia Square is adjacent to the racecourse and offers 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 J6 or J7. 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). Two Worcester railway stations are within easy walking distance of Britannia Square. The additional Worcestershire Parkway Railway station is situated to the east, only 5 miles from the city centre, enhancing Worcester's accessibility to the capital and other regional centres.

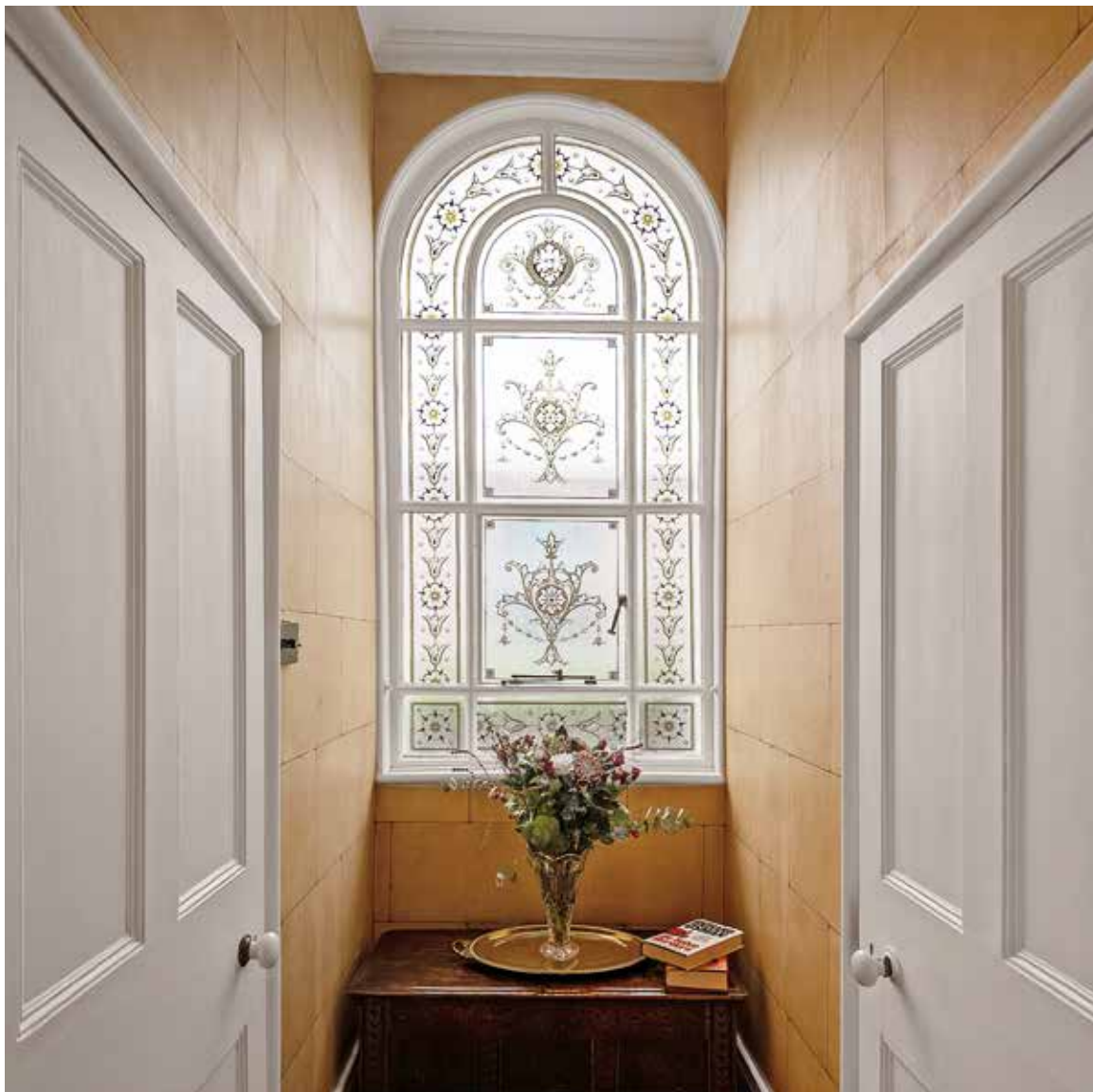
If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Worcester itself benefits from both The RGS School family of Schools 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 Aberdyfi is 104 miles away.









#### Services, Utilities and Property Information

**Tenure:** Freehold.

**Council Tax Band:** G.

**Local Authority:** Worcester.

**EPC:** Exempt – Grade II Listed.

**Property Construction:** Standard (brick and tile).

**Electricity Supply:** Mains.

**Water Supply:** Mains.

**Drainage and Sewerage:** Mains.

**Heating:** LTHW gas boiler and radiators.

**Broadband:** FTTP full fibre ultrafast broadband connection available.

**Mobile Signal/Coverage:** 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

**Parking:** Driveway parking for 6+ vehicles a huge benefit as the property is situated within a controlled, resident permit, parking zone.

**Additional Information:** Grade II Listed. Situated in a Conservation Area. A TPO exists on the property.

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

#### Website

For more information visit <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 - 4.30 pm
Sunday	By appointment only





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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