

Andrew Grant
PRESTIGE & COUNTRY



18 Manor Road

Worcester WR2 4PD



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3 Bedrooms **3 Bathrooms** **2 Receptions**

“A contemporary and welcoming family home situated on the fringes of Worcester which combines sophistication, elegance and style...”

Scott Richardson Brown CEO



- The home benefits from three generously sized bedrooms, with two bedrooms benefitting from their own luxurious en suite.
- This property boasts over 1700 sq ft of living space including an impressive open-plan kitchen, orangery and sitting room, ideal for entertaining.
- An idyllic wraparound patio and garden, with raised vegetable beds, mature shrubs and a summer house, perfect for year-round enjoyment.
- Ample off road parking for multiple vehicles as well as a single garage to the front of the property.
- Nestled in the sought after Hanbury Park area with direct access to village amenities and within walking distance to Worcester.

1761 sq ft / 163.6 sq m



The kitchen

This magnificent kitchen is the heart of the home, offering a seamless open-plan space between the living room and orangery, enhancing the sense of space for entertaining guests. Thoughtfully designed, it is equipped with an integrated oven, a microwave, an integrated fridge freezer, a gas hob with an extractor fan, bespoke cabinetry with marble countertops and a built-in sink. This wraparound space provide both style and practicality, making this kitchen a warm and welcoming space for all to enjoy.





The orangery

Adjacent to the kitchen, the generously sized open-plan orangery provides an abundance of natural light and sweeping views of the wraparound garden. The space benefits from two skylights and four sets of bi-fold doors, creating a magnificent indoor-outdoor living space to enjoy year-round. This generous space also provides room for a dining room table showcasing this versatile and unique space.





The living room

The living room is positioned next to the kitchen and is another well-sized and open plan reception room to the property and creates an ideal spot for entertaining guests, or a spot for quiet reflection. This room is beautifully illuminated by a double-glazed window overlooking the front of the property, and the space also provides seamless access to the rest of the living areas, creating a functional and stylish space.





The study

Completing the downstairs reception rooms is a wonderful room, currently being utilised as a study. The study, with an attached WC and built-in cupboards and bookshelves, has potential to be transformed into a downstairs bedroom, a playroom or remain a study, accommodating any home-owner's needs.



The principal bedroom

Bedroom one is a magnificent space that exudes luxury and tranquillity. It features bespoke built-in wardrobe space, room for a double bed, as well as its own luxurious en suite and dressing room.



The principal en suite

The en suite is a sleek and tiled space, featuring a rainfall shower, a WC, a chrome towel rack and a washbasin overlooking the garden. Attached is a convenient walk-in dressing room for ultimate luxury and convenience.



Bedroom two & en suite

Bedroom two is another well-appointed double bedroom which features built-in wardrobe space and its own stylish en suite all overlooking the front of the property. The en suite features a panelled bath, a WC, a heated chrome towel rack and a washbasin, creating another bedroom which ensures ultimate luxury and privacy.





The bathroom

The spacious family bathroom is conveniently located along the landing, offering easy access from all bedrooms. It features a rainfall shower, a bath with a shower head, a WC, a washbasin and a heated chrome towel rack, combining practicality with sophistication to create a functional main bathroom.





Bedroom three

Completing the accommodation is bedroom three which overlooks the garden. The space benefits from bespoke built-in wardrobes and a large double glazed window flooding the space with natural light and enhancing the sense of space to this wonderful bedroom.



The garden

From the orangery, a generously sized lawned garden offers an ideal setting for outdoor entertaining and soaking up the sunshine. This picturesque space features a wraparound patio area, soft planting beds, mature trees and a summer house all enclosed by fencing to ensure complete privacy.





Concealed by the mature shrubs, the property also benefits from a raised vegetable patch, ideal for those with a green finger, as well as a shed for storage space.



Location

18 Manor road is conveniently located within easy reach of the various amenities St Johns offers. These include a diverse array of shops, eateries, a sports centre, church and Pitmaston and Cripplegate Park. Worcester Golf and Country Club is just a few minutes away on foot, while numerous scenic walks are easily accessible nearby.

Worcester serves as a vibrant shopping destination, offering a wide range of retail outlets to suit all tastes and preferences. The city can also boast excellent educational institutions, with prestigious schools such as King's School and the Royal Grammar School, both within walking distance of the property.

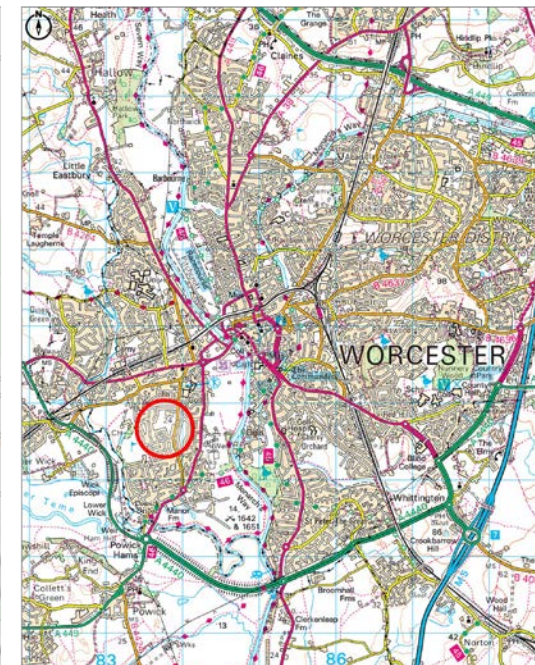
The area benefits from excellent transportation links, with numerous buses connecting directly to Worcester City centre and convenient road networks to Malvern and Hereford. Two train stations are located within the city with links to both Birmingham and London.

Services

This property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax banding for this property is **Band E**



18 Manor Road, Worcester

Approximate Gross Internal Area = 1761 sq ft / 163.6 sq m

Garage = 212 sq ft / 19.7 sq m

Total = 1973 sq ft / 183.3 sq m



This plan is for guidance only and must not be relied upon as a statement of fact.



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