

Andrew Grant  
PRESTIGE & COUNTRY



30 Barneshall Avenue  
Worcester, WR5 3EU





# 30 Barneshall Avenue

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3 Bedrooms 3 Bathrooms 3 Reception Rooms

“An exceptional riverside bungalow with panoramic countryside views, landscaped gardens to the River Severn and a self-contained chalet, in one of Worcester’s premier locations....”

Scott Richardson Brown CEO

- Adapted for wheelchair access throughout, with spacious living areas including a large kitchen/breakfast room, pantry and two reception rooms with spectacular views.
- Three well-proportioned bedrooms in the main house, including a spacious principal with en suite shower room.
- Separate chalet with kitchen, shower room, living room and sleeping area, perfect for guests or studio use.
- Tiered landscaped gardens with mature planting, seating areas and spectacular views across the River Severn towards the Malvern Hills.
- Ample parking for several vehicles, along with a generous double garage with direct access to the pantry and kitchen.
- Set along a gated private road within a sought-after Worcester suburb, offering excellent access to local amenities, riverside walks and transport links.



2111 sq ft (196.1 sq m)





## The kitchen/breakfast room

The impressive kitchen breakfast room enjoys a dual aspect outlook with views across the garden and surrounding landscape. High-gloss grey cabinetry offers ample storage and worktop space, complemented by a suite of integrated appliances including ovens and hob with extractor. A large island provides additional seating and practical workspace, ideal for casual dining or entertaining.







At one end, there is access to a side lobby and walk-in pantry. The adjacent utility room continues the contemporary style with matching cabinetry and worktops, housing additional appliances, sink and boiler, with direct access to the side path and garden.









## The dining room

The dining room enjoys wonderful natural light from glazed sliding doors and a central position between the kitchen and sitting room. It opens directly onto the rear terrace and offers generous space for hosting, all while taking in the garden and countryside views. The double-sided fireplace connects this room to the living space, creating a warm and sociable layout for entertaining.







## The living room

This generous living space enjoys a near full-width window overlooking the main terrace and rear garden. The same stylish double-sided fireplace from the dining area serves this room, offering both comfort and visual appeal. The layout provides flexibility for multiple seating areas and entertainment zones, all positioned to make the most of the outlook.

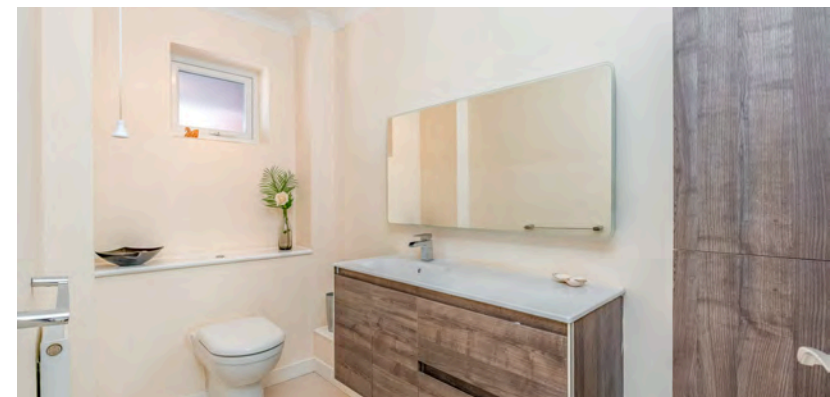






## The hallway and cloakroom

A bright and welcoming reception hall lies at the centre of the home, laid with polished tile flooring and lit by natural light from the part-glazed front door. A conveniently positioned cloakroom is located off the main hallway, with WC and wash basin in a smart tiled finish.







## The primary bedroom and en suite

The primary bedroom is located at the front of the property. This spacious room includes a full wall of built-in wardrobes and ample space for additional storage and seating. An en suite complements this generous room. This private en suite features a corner shower cubicle, WC and wash basin, with tiled surrounds and a side-facing window for ventilation and light.







## The second and third bedrooms

The second bedroom is another generous double room positioned centrally in the layout, ideal for guests or family members. It features a large window and easily accommodates a double bed with furnishings, with built-in storage adding to the convenience. The third bedroom is located at the front of the bungalow, close to the main bathroom and could serve as either a guest bedroom, home office or hobby room.





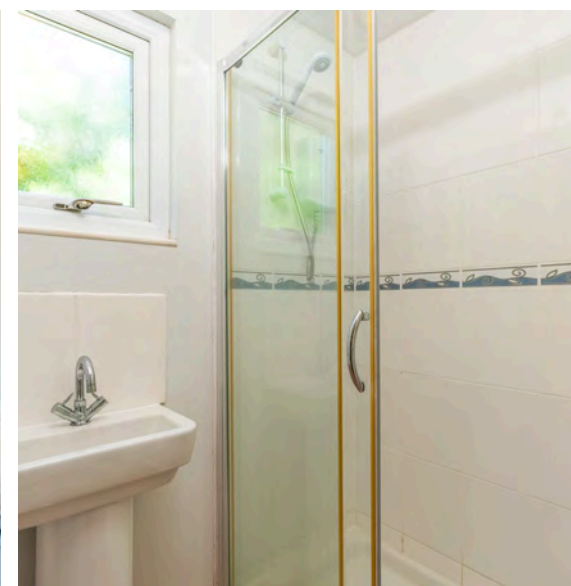


## The bathroom

Stylishly finished with marble-effect wall panels and vinyl flooring, this accessible family bathroom features a panelled bath with an integrated powered bath lift, a modern vanity basin and an adapted WC with electronic controls. A window to the side provides natural light.







## The chalet

Tucked away within the lower garden, this charming timber chalet provides a valuable and flexible addition to the property. With its own kitchen, shower room, living space and sleeping area, it offers ideal accommodation for family members, guests or those needing occasional independent space. It also benefits from a large covered veranda with uninterrupted river views, creating a peaceful and private retreat within the grounds.









## The gardens

The beautifully landscaped gardens are a true highlight of this remarkable property, offering an exceptional outdoor living experience with panoramic views across the River Severn towards the Malvern Hills. The upper garden is laid mainly to lawn and bordered by a generous paved terrace that spans the width of the house, ideal for entertaining or enjoying the far-reaching views.





Beyond the terrace, a gentle slope leads down to a series of beautifully planted tiers. Here, meandering pathways wind through dense shrubbery, established trees, and ornamental planting, providing a sense of complete privacy and immersion in nature. Midway down the garden sits the charming chalet-style outbuilding with a covered veranda and striking river views.





Lower down, steps lead through a lush, wooded section of the plot to an open area by the riverbank. The property itself does not include ownership of the river frontage; however, there is a private gate providing access to the river path and a platform on the water's edge which has been used historically. This area could potentially be claimed or formally acquired, subject to the relevant permissions. At the front of the home, a fully enclosed walled garden offers a more sheltered and secluded area. Altogether, this garden offers a rare combination of privacy, space and natural beauty.









## The driveway and parking

The property sits on the end of a gated private road, shared with only a couple of other properties. The wide brick-paved driveway provides ample parking for multiple vehicles. The integral double garage is accessed via an electric roller door and offers parking or storage for two vehicles. There is additional space for tools or a workbench if required. From here there is direct access to the pantry, which leads into the kitchen.





## Location

Barneshall Avenue is a private, no-through road located just south of Worcester city centre. Set in an elevated position above the River Severn, the avenue enjoys peace and privacy with stunning panoramic views.

The property is well-positioned for easy access into Worcester, offering excellent transport links, shopping, and schooling. Worcester Parkway is a short drive away, offering direct rail links to London and Birmingham. The nearby A38 and M5 make road travel convenient for commuters.

Local amenities in nearby St Peter's, Kempsey and Bath Road include supermarkets, cafes, schools and sports clubs, with countryside walks, riverside trails and the Malvern Hills all easily accessible.

This tranquil yet connected location offers the best of rural outlook and urban convenience, making it one of the city's most desirable residential settings.

## Services

The property benefits from mains gas, electricity and water. Drainage is provided by a private septic tank. Solar panels contribute to improved energy efficiency and reduced running costs.

## Council Tax

The Council Tax for this property is Band F

## Agent Note

While the chalet was originally treated as a separate residence for council tax purposes, it has now been formally recognised as an annexe to the main house, resulting in a reduced council tax charge.



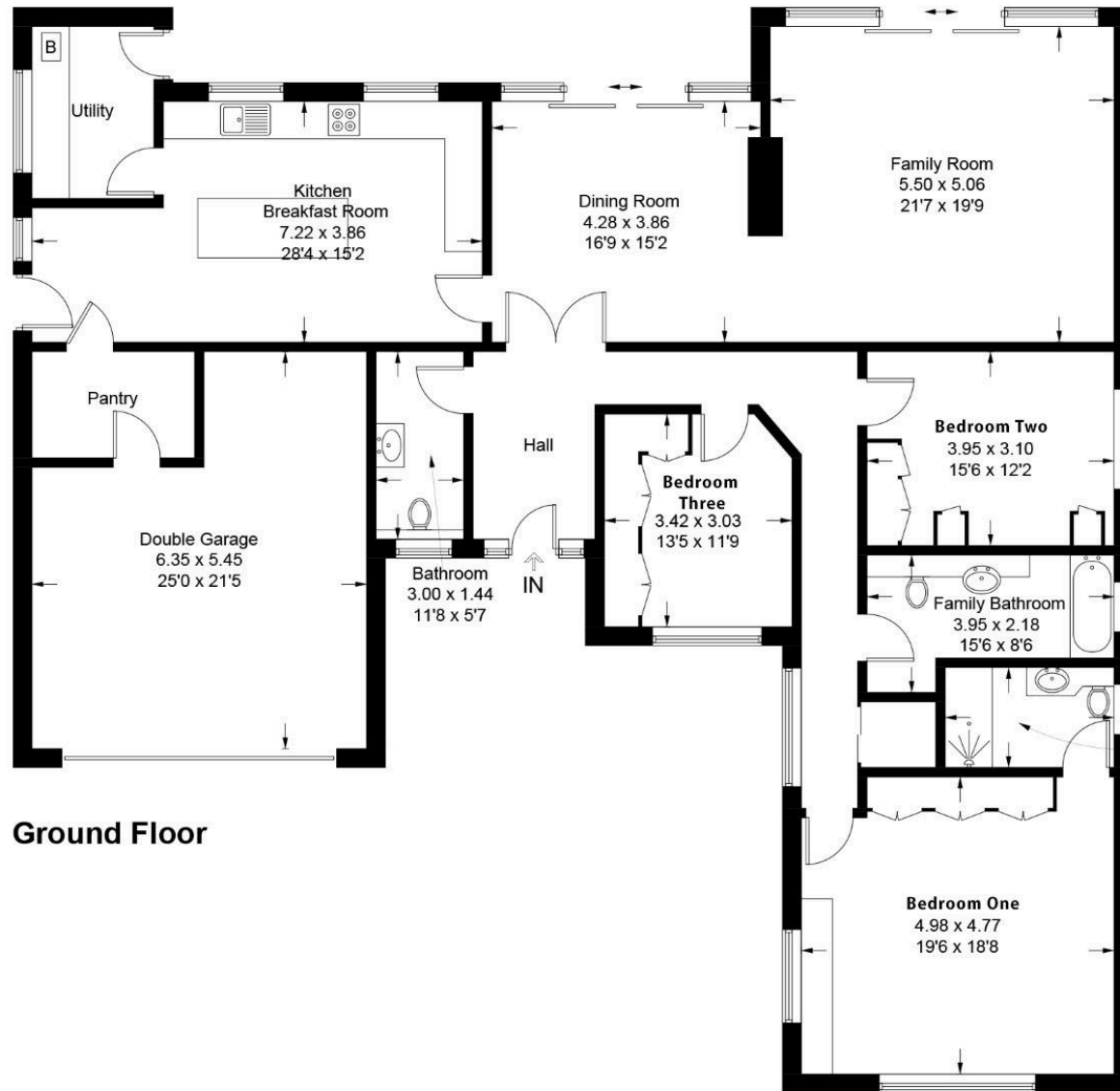


# 30 Barneshall Avenue, Worcester

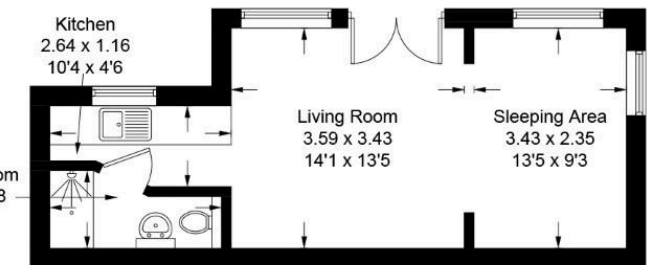
Approximate Gross Internal Area = 196.1 sq m / 2111 sq ft

Outbuilding = 27.1 sq m / 292 sq ft

Total = 223.2 sq m / 2403 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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





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