



Andrew Grant  
PRESTIGE & COUNTRY

# 1 Heron Lodge

London Road, WR5 2EE



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London Road, Worcester, WR5 2EE

**4 Bedrooms    3 Bathrooms    2 Reception Rooms**

“An elegant Grade II listed period home, dating from 1823 set within beautifully landscaped gardens, offering exceptional living space, refined architectural detail and a peaceful elevated position near Worcester’s amenities....”

Scott Richardson Brown CEO



- A major portion of a distinguished Georgian residence, offering generous accommodation arranged over three floors.
- Elegant reception rooms with impressive ceiling heights and original features.
- Four spacious bedrooms including a refined principal suite with far-reaching views.
- Bright, well-planned kitchen with central island and pantry.
- Landscaped gardens with terraces ideal for outdoor entertaining.
- Driveway providing ample parking for several vehicles.
- Conveniently positioned for Worcester city centre, schools and transport links.

**2876 sq ft (267.3 sq m)**



## The approach

A driveway leads up to the side of the property, providing direct access and parking alongside the elegant Georgian façade. Set in an elevated position, the home enjoys an impressive outlook across its gardens and the surrounding greenery. Mature planting and open lawns frame the approach, creating a calm and private setting that reflects the period charm and stature of this distinguished residence.





## The kitchen

The kitchen presents a well-planned and inviting space, designed with both practicality and style in mind. Fitted cabinetry provides generous storage complemented by wooden work surfaces and a feature tiled splashback. A central island offers a focal point for preparation and casual dining, while integrated appliances include a range-style cooker and extractor. The room benefits from large sash windows that allow an abundance of natural light, creating a bright and welcoming environment.





A pantry adds further convenience and functionality. Parquet flooring enhances the character of the space, while a feature fireplace adds a traditional touch, reflecting the period charm found throughout Heron Lodge. This is an ideal setting for everyday living and entertaining.



## The living room

The living room is a grand and inviting space offering a perfect balance of period charm and comfort. Tall sash windows allow natural light to flood the room and provide lovely views across the garden. The high ceiling with detailed cornicing enhances the feeling of openness, while the central fireplace with a wood-burning stove forms an attractive focal point.





The room's generous proportions make it ideal for entertaining or relaxing, with a layout that encourages ease of movement between the main living areas. Elegant architectural detailing highlights the property's heritage, creating a refined yet welcoming atmosphere that reflects the timeless character of Heron Lodge.





## The dining room

The dining room is a striking and generously proportioned space featuring tall sash windows that frame picturesque garden views. Detailed cornicing and intricate ceiling plasterwork highlight the home's period heritage, while an impressive fireplace provides a fine focal point. The room's layout allows an elegant setting for formal dining or relaxed gatherings with family and friends.







## The hallway

The hallway offers an impressive welcome to the home, featuring elegant proportions and a grand staircase that rises to the first floor. Original tiled flooring reflects the property's Georgian character, complemented by intricate detailing throughout. The space provides direct access to the principal reception rooms, creating an inviting introduction to the fine accommodation beyond.



## The landing

The first-floor landing forms an elegant central space connecting the bedrooms and bathrooms. A feature window allows natural light to flow through, enhancing the sense of openness. The balustrade detail and high ceilings highlight the property's character, while the generous proportions provide a graceful transition between rooms.





## The principal bedroom

The principal bedroom is an elegant and spacious room positioned to capture attractive views across the surrounding landscape. High ceilings and large sash windows create a bright and airy atmosphere that reflects the character of the home. A feature fireplace with a detailed surround highlights the period architecture and adds charm to the room. The space includes a contemporary en suite shower room, providing modern convenience within a refined and peaceful setting.





## The principal en suite

The principal en suite presents a modern and well-appointed space finished with high-quality fittings. It features a generous walk-in shower with glass screen, wall-mounted vanity with storage and a contemporary wash basin. Large format tiles create a sleek and refined appearance, while chrome fittings and a heated towel rail provide comfort and practicality.



## The second bedroom

The second bedroom is a beautifully proportioned space with two large sash windows that fill the room with natural light while framing attractive views over the gardens and surrounding landscape. High ceilings and intricate period detailing highlight the property's character and sense of grandeur. A feature fireplace adds a touch of elegance, creating a refined and inviting atmosphere ideal for rest and relaxation.





The bedroom benefits from a stylish en suite bathroom featuring a generous walk-in shower, contemporary fittings and a sleek vanity unit, providing a private and well-appointed space for comfort and convenience.



## The third bedroom

The third bedroom enjoys a peaceful outlook and generous proportions, creating a restful environment ideal for guests or family. Large windows invite natural light, highlighting the room's character features and elegant architectural detailing.





## The fourth bedroom

The fourth bedroom offers an excellent space for working from home or as an additional bedroom. A large sash window provides natural light and far-reaching views, creating a calm and inviting atmosphere. Its thoughtful layout and position on the first floor make it a practical and comfortable retreat within the home.



## The family bathroom

The family bathroom is designed with both comfort and functionality in mind, featuring a modern suite with a full-sized bath and overhead shower. Contemporary tiling, chrome fittings and a sleek vanity unit create a refined finish. Positioned off the first-floor landing, it serves the bedrooms with ease, providing a calm and practical space ideal for everyday living.





## The cellar

The lower ground floor provides a highly practical and versatile space, adding excellent functionality to the home. The cellar includes a generous utility area fitted with work surfaces, sink and laundry appliances, offering an ideal environment for household tasks and additional storage. Adjoining this is a dedicated wine cellar with original brick flooring and vaulted ceiling, creating perfect conditions for wine storage.



## The terrace

The terrace provides an exceptional outdoor setting that perfectly complements the grandeur of the house. Positioned to take full advantage of the elevated outlook, it offers sweeping views across the landscaped gardens and surrounding countryside. The generous layout creates a superb area for dining and relaxation, with ample space for entertaining during warmer months.





Defined planting borders add natural structure and privacy, while gravel pathways link the terrace to the main house and garden below. The veranda extends across the front of the property, providing an elegant covered space that connects the main reception rooms to the terrace. Supported by decorative ironwork, it offers a sheltered spot to admire the outlook in every season, creating a refined transition between the house and its magnificent grounds.



## The lawns

The gardens unfold gently from the terrace, cascading down into a broad expanse of lawn that sweeps away from the house, creating a wonderful sense of space and calm. Defined by mature hedging and framed by established trees, the setting offers both privacy and open views, making it an ideal backdrop for outdoor living. Thoughtful landscaping softens the slope, with carefully planted borders introducing texture and colour throughout the seasons.



A series of stone steps leads down to the lower level, where the gardens open into a broad lawn interspersed with ornamental planting and a small pond, a charming focal point that attracts wildlife and adds a peaceful atmosphere. Beside it, a timber summerhouse provides a versatile retreat, perfect as a quiet reading room, creative workspace, or simply a place to sit and enjoy the gardens in all weather.





## The driveway and parking

A tarmac driveway leads directly to the side of the property, offering convenient access and ample parking. The drive gently curves around the gardens, providing an attractive approach that complements the home's elegant proportions and elevated position. A generous parking area sits alongside the house, comfortably accommodating several vehicles, while mature planting and low hedging help maintain a sense of privacy and separation from neighbouring residences.



## Location

Heron Lodge enjoys an enviable position close to Worcester city centre yet surrounded by mature trees and open greenery. The area combines the peace of a residential setting with convenient access to everyday amenities.

Worcester offers a range of independent shops, restaurants and cultural attractions, along with excellent schooling options including the Royal Grammar School and King's Worcester.

The city also benefits from strong transport connections, with Worcester Foregate Street and Shrub Hill railway stations providing direct links to Birmingham and London. The nearby M5 ensures easy access across the Midlands and beyond. Local parks and riverside walks add to the appeal, creating a location that offers both tranquillity and convenience.

## Services

Services are TBC.

## Council Tax

The Council Tax for this property is Band G.



# Heron Lodge

Approximate Gross Internal Area

Lower Ground Floor = 44.8 sq m / 482 sq ft

Ground Floor = 114.6 sq m / 1233 sq ft

First Floor = 107.9 sq m / 1161 sq ft

Total = 267.3 sq m / 2876 sq ft

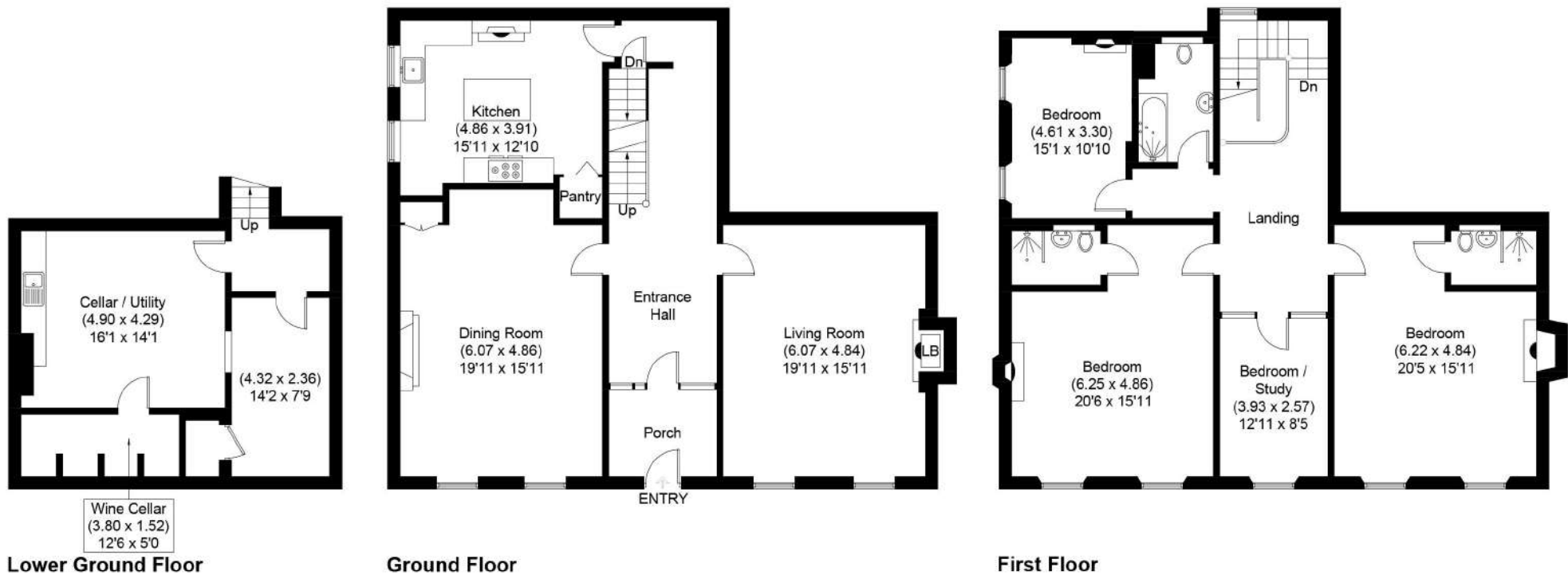


Illustration for identification purposes only, measurements are approximate, not to scale.



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