

Andrew Grant
PRESTIGE & COUNTRY



12 Whittington Road
Worcester, WR5 2JU



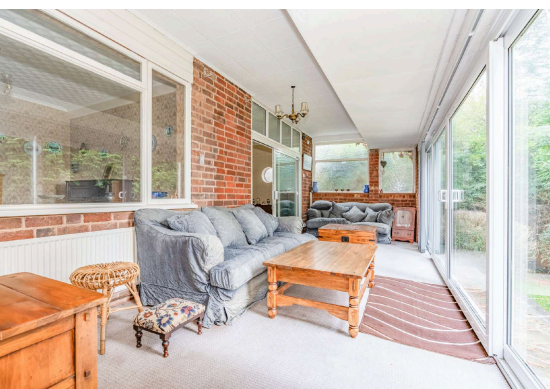
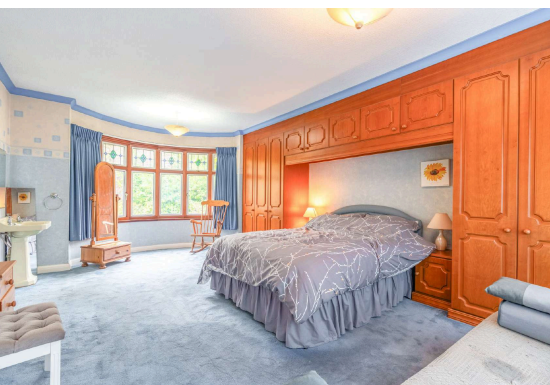
12 Whittington Road

Worcester, WR5 2JU

5 Bedrooms 2 Bathrooms 4 Reception Rooms

“An exceptionally spacious detached home with generous gardens, double garage and versatile accommodation, offering superb potential for modernisation in a desirable Worcester location close to excellent amenities...”

Scott Richardson Brown CEO



- Substantial detached family home offering excellent scope for refurbishment.
- Generous living accommodation including sitting room, dining room and garden room.
- Five well-proportioned bedrooms arranged across three floors, including an upper floor bedroom offering additional flexibility.
- Expansive rear garden offering privacy and potential for landscaping.
- Well-proportioned kitchen with direct access to the dining area.
- Ample driveway parking leading to two garages.
- Conveniently located for Worcester city, schools and transport links.

2826 sq ft (262.6 sq m)



The approach

The property is approached via a long private drive that curves through mature trees and established greenery, creating a sense of privacy before opening to the generous frontage. Set well back from the road, the house sits within extensive grounds that frame the approach and give an immediate impression of scale, seclusion and potential.





The kitchen and breakfast room

The kitchen and breakfast room offers a highly practical layout, designed to make excellent use of the generous space available. Fitted cabinetry provides extensive storage while ample work surfaces create an efficient environment for cooking and food preparation.





A wide window allows in plenty of natural light and provides a pleasant outlook over the rear garden. There is room for informal dining and the layout connects conveniently to the dining room, encouraging a natural flow for both everyday living and entertaining.





The dining room

The dining room provides an inviting setting for family meals and entertaining. Its generous proportions allow for a large dining table while still offering a comfortable sense of space. Positioned between the kitchen and garden room, it encourages a natural flow throughout the ground floor and creates an excellent social hub for everyday living.





The sitting room

The sitting room is a bright and spacious area with a feature fireplace and large bay window allowing natural light to fill the room. Its generous proportions create an inviting setting for family living and entertaining, while sliding doors open to the garden room, offering a lovely connection to the outdoors.





The garden room

The garden room offers a bright and relaxing space overlooking the rear garden, ideal for enjoying the outlook throughout the year. Expansive windows and sliding doors provide direct access to the garden. This versatile area serves perfectly as an additional living space for relaxing or entertaining.



The ground floor bathroom

Located on the ground floor, this bathroom offers a practical layout with a corner shower enclosure, wash basin, WC and bath, providing excellent convenience for family use or visiting guests, positioned perfectly for access from the main living areas. As a dedicated ground floor bathroom, it adds valuable flexibility to the home and supports the overall functionality of the layout.





The hallway

The hallway provides an inviting introduction to the home with access to the main living areas and the staircase leading to the first floor. Its generous proportions create a sense of space and flow, complemented by light from the front aspect. Alongside a useful under-stairs storage cupboard, the hallway also leads to the snug, offering an additional reception space for relaxation or quiet use.





The principal bedroom

The principal bedroom is a generous and light-filled space featuring a large bay window that frames an attractive outlook over the front aspect. There is ample room for bedroom furniture along with built-in storage that enhances practicality and organisation. A door opens onto the balcony, creating a lovely space to enjoy fresh air and views across the garden, further enhancing its appeal as a relaxing haven.







The second bedroom

This double bedroom enjoys a pleasant outlook over the rear garden and benefits from direct access to the balcony. The room offers ample space for furnishings and makes an ideal guest or family bedroom.





The third bedroom

The third bedroom enjoys a peaceful outlook over the rear garden and provides a comfortable and versatile space. Generous in proportion, it easily accommodates bedroom furniture and is ideal for use as a guest or family room. The room also features a fitted sink and built-in storage, adding practical convenience for everyday use.





The fourth bedroom

The fourth bedroom overlooks the rear garden and provides an inviting and comfortable setting. Its well-proportioned layout offers ample room for bedroom furnishings, making it ideal as a family or guest space. A large window frames the tranquil greenery outside, enhancing the room's calm and restful atmosphere without compromising privacy.



The fifth bedroom

The fifth bedroom is positioned on the second floor, offering privacy and a peaceful outlook across the treetops. This well-proportioned room provides generous space for bedroom furniture or could serve as a versatile area such as a study or hobby room. With its elevated position and large window drawing in natural light, it creates a calm and inviting environment ideal for relaxation or quiet work.





The family bathroom

The family bathroom is well-proportioned and features a bath with shower over, wash basin and WC. A large window fills the room while maintaining privacy. Thoughtfully designed cabinetry provides useful storage, creating a practical and comfortable space ideal for everyday use.





The landing and separate WC

The landing connects the bedrooms on the first floor and benefits from multiple windows, creating an inviting and airy transition between rooms. The separate WC is conveniently positioned off the landing, fitted with a WC and wash basin, offering practicality for family life and visiting guests.





The garden

The garden is a remarkable feature of this property, unfolding across a variety of natural spaces that offer both tranquillity and potential. Beginning with level lawned areas close to the house, it extends into a series of leafy pathways, pockets of woodland and open clearings that encourage exploration. Mature trees, established hedgerows and clusters of planting create a wonderfully private setting that feels a world away from the nearby city.



Sunlit sections provide inviting places for outdoor seating while more sheltered corners lend themselves to quiet enjoyment. The garden continues to sweep downhill, revealing long views through the trees and offering extensive scope for those wishing to shape the landscape to their own vision. Whether maintained as an idyllic wildlife haven or developed into a more formal design, it is a rare opportunity to acquire grounds of this scale in such a sought after area, providing a captivating backdrop to the home.



The driveway and parking

The property is approached through a long private driveway that winds through mature planting and offers an immediate sense of privacy. The drive opens to a broad parking area set well back from the road, giving a calm arrival point. A substantial double garage sits to one side, providing sheltered parking and valuable storage. The overall setting creates a welcoming entrance and enhances the feeling of seclusion.



Location

Whittington Road is one of Worcester's most desirable residential areas, appreciated for its generous plots, green surroundings and convenient access to the city. The property is ideally placed for local amenities including shops, cafés and everyday services, with Worcester's wider retail and leisure facilities only a short distance away.

The area is well regarded for schooling. Local options include Nunnery Wood High School, Whittington CoFE Primary School and a choice of independent establishments within the city such as King's Worcester and the Royal Grammar School.

Transport links are excellent. Worcester Shrub Hill and Worcester Foregate Street railway stations provide direct services to Birmingham, London and regional destinations. The nearby M5 offers straightforward access to Cheltenham, the Midlands and the South West, making the property well suited to commuters.

The surrounding countryside offers extensive walking and cycling routes, with the Malvern Hills visible in the distance and easy to reach for leisure and outdoor activities. The location combines peaceful surroundings with convenient access to schools, amenities and transport, making it an attractive setting for families and those seeking a spacious home in a prime position.

Services

Services are TBC.

Council Tax

The Council Tax for this property is Band G.



12 Whittington Road, Worcester

Approximate Gross Internal Area = 262.6 sq m / 2826 sq ft
(Including Garages)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 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.

