



# Highbury, No. 1, Britannia Square

Worcester | Worcestershire | WR1 3DG

## Highbury, No. 1, Britannia Square, Worcester, Worcestershire, WR1 3DG

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1, Britannia Square is a magnificent, un-spoilt Grade II Listed Georgian Townhouse that has not been on the market in circa 60 years. Situated on one of Worcester City's most prestigious squares, it is a fine example of exemplary architecture and design. Britannia Square has an air of peace and tranquility throughout even with it being a short walk into Worcester City Centre which has all amenities to hand. For the commuters, there is Worcester Foregate and Shrub hill a small walk away as well as the direct train to London Paddington from Worcester Parkway which is a mere drive. The Racecourse and River Severn are a short walk away, allowing for fabulous entertainment and relaxation all at once. This sought after address comes with the highly regarded state second and independent schools, including RGS Worcester and Kings School just a stones throw away.

This beautiful Georgian Detached townhouse has a fantastic smooth stucco rendered frontage with fabulous large bay windows on two of the principle downstairs rooms. An immediate sense of awe and attractiveness is highlighted when you walk under the balustrade front porch and beautiful original door into the hallway. To the right of the Hallway is the Dining Room which can easily seat 10-12 people; with a Georgian Grey marble fire surround and perfect enclaves either side it really is a central focal point; whilst the large bay windows draw you to the outside.

Opposite is the Drawing Room which is decorated with a light and bright yellow. The spacious yet sumptuous room has a lovely open fire with an ornate Georgian fire surround; again, the large windows allow an abundance of natural light to come pouring through.





There is no lack of space in this property with circa 2800 sqft, there is plenty of living areas available. One of the smallest, yet most useful, is the Morning Room which is perfect for the early bird cup of tea with the sun shining through the beautiful original 1820's windows.

The Kitchen really is the heart of the home and is the perfect space for the Chef amongst us. Built as an extension 15 years ago, it has beautifully combined modern and traditional together. A Hooper's Bespoke Kitchen has Miele Appliances, a Nor cool, Scandinavian corner fridge and a beautiful Burnt Orange Aga. The Bright and Airy feel comes from the Three Large Skylights built into the roof; one of which is Hydraulic. A main feature of the Kitchen, apart from the abundance of space, is the Georgian brick built circular water well with glass cove which makes for a fascinating background and traditional aspect. Surrounded by the beautiful Jerusalem stone flooring.

Continuing in the Kitchen Diner is a perfect space for Dinner Parties and Family Meals and benefits from an informal Sitting area which is a brilliant space for after dinner relaxation. Having been excellently thought out and executed there is a separate door leading through to the hallway.

Off the Kitchen is the Boot Room which, again, benefits from an original cove that looks down into the Cellar. The back door leads straight into the boot room, perfect for wet paws or muddy wellies; further benefitting from the large utility room which at the end has a shower room.

The First Floor is just as opulent, bright and airy. Off the landing you find four double bedrooms which each have beautiful sash





windows that allow an abundance of the sunlight to pour through. The Three doubles all have use of the main family bathroom which is beautifully designed; marble surround the white suite which comprises of a bath, over head shower and basin set.

The wonderful Suite comprises of built in wardrobes and a lovely en-suite bathroom which again is a continuing design of the family bathroom with a white suite and beautiful marble surround.

This really is a house that keeps on giving. To the lower ground floor you have a further Utility Room which can also be utilized as a Wine Store; a brilliant study which has a skylight into the floor of the boot room and lastly a fantastic cinema/games room which is the perfect space for relaxation or for child play time.

Outside you are not disappointed either. Being one of few properties on Britannia square to benefit from a large Garage, there is also off road parking for three large cars which is privatized by wooden gates. The beautiful private walled garden is mature, manicured and wonderfully maintained. Benefitting from a large patio area; perfect for those summer BBQ's and evening G&T's. The choices are endless with multiple seating areas which allow you to sit and enjoy the afternoon sun from different angles. Rubina, Japanese Maple, lupins and perennials are just a few of the glorious colors that make up this magnificent garden.

Services: Mains Drainage, Mains Water, Mains Electric, Mains Gas (Aga) and central heating, Freehold, Worcester City Council, CCTV

#### Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE**





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Total Approx Area: 261.0 m<sup>2</sup> ... 2809 ft<sup>2</sup> (excluding garage)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		<b>78</b>	<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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