



**Allan Morris**  
estate agents

**School Road, St. John's,  
Worcester.**



**Boughton Villa, School Road, St. John's,  
Worcester. WR2 4HF**

**Features**

- 5 bedroom detached Georgian home
- Period features
- Spacious and flexible accommodation
- Large Kitchen Breakfast Room
- Superb Lounge with open fire
- Large walled garden, extensive garaging and workshop
- NO CHAIN

A wonderful opportunity to acquire a spacious and flexible five bedroom detached Georgian family home, situated within the sought after area of St. John's offering excellent local amenities within easy reach of Worcester City and major transport links. Local schooling is available along with easy access to Kings and RGS within the city.

The property has a wealth of period features to include deep ornate cornicing, ceiling roses, stripped floors and doors and high ceilings and briefly comprises: Welcoming Entrance Hall with tiled flooring, Lounge with open fire and shutters, large Dining Room with shutters and decorative cornicing, family Kitchen Breakfast Room with appliances and part granite worktops, Snug, Loggia / Conservatory, Laundry Room and Cloakroom, Cellarage. To the first floor: There is a large Master Bedroom with En-Suite, four further Bedrooms and an additional dressing room with balcony offering further potential and Family Bathroom.

Outside: Approached via double opening wrought iron gate leading to ample driveway parking, double garaging and workshop area. Leading around to the side, where there is an ornamental pond and raised beds. Continuing to a large mature lawn and brick built garden room with gate leading to garden storage area, maybe ideal for growing vegetables.



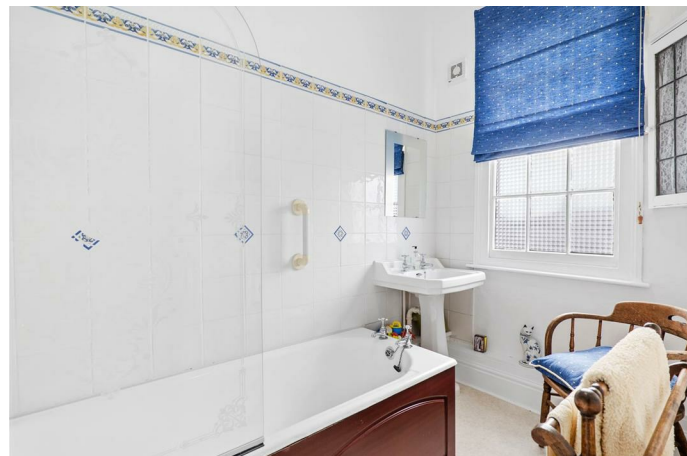




### Directions:

From Worcester City centre proceed out over the river bridge, passing the Cricket Ground on the left. Stay in the centre lane and carry straight on over the island into St. John's. At the Bullring turn left towards Malvern Road and at the traffic lights turn right along Bransford Road. Continue along and turn left into School Road, where the property will be found on the right hand side.

WAM 6861



### Useful Information:

Tenure: Freehold

EPC rating: Grade II Listed

Council Tax Band: G





DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Floorplan Measurements:

- LOGGIA:  
24'2" max x 12'9"
- LAUNDRY ROOM:  
8'5" x 7'0"
- CLOAKROOM:  
8'2" x 5'2"
- KITCHEN BREAKFAST ROOM:  
16'7" x 14'7"
- SNUG:  
16'2" x 14'9"
- LOUNGE:  
21'8" x 14'4"
- DINING ROOM:  
22'6" x 12'6"
- CELLAR:  
21'6" x 13'11"
- MASTER BEDROOM:  
17'8" x 12'2"
- EN-SUITE:  
12'7" x 4'5"
- BEDROOM 2:  
15'5" x 12'4"
- DRESSING ROOM:  
6'7" x 5'9"
- BEDROOM 3:  
14'3" x 12'3"
- BEDROOM 4:  
14'6" x 9'3"
- BEDROOM 5:  
15'2" x 10'6"
- BATHROOM:  
8'6" x 5'5"
- GARAGE / WORKSHOP:  
32'3" max x 25'3"

## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.