



**5 & 5a King Stephens Mount  
Worcester  
WR2 5PL**



## **5 & 5a King Stephens Mount Worcester WR2 5PL**

**A magnificent riverside house and separate cottage in a remarkable position. Stunning southerly views over the River Severn and Worcester Racecourse.**

**Entrance Porch, Reception Hall, Cloakroom, Lounge, Study, Orangery, Dining Kitchen. Four Bedrooms, En-suite Dressing Room and Shower Room, Family Bathroom, Shower Room.**

**The Sail Loft (5a)  
Large Open Plan Living/Kitchen Space,  
Shower Room, Double Bedroom, En-suite  
Cloakroom. Store.**

**Double Garage, Fabulous Raised Balcony  
with Expansive Storage Area Beneath.  
Wide Lawned Garden. Approximately  
100ft. Frontage onto the River Severn,  
Mooring and Fishing Rights.**

**In Total Around 3007 sq.ft.**

### **Situation**

The property occupies an extraordinary, elevated position set above the River Severn. It forms a part of a small development of four highly desirable modern houses which rarely come onto the open market. The riverside footpath, part of which runs within the curtilage of the property provides a wonderful walk into the city centre. The cathedral city of Worcester provides an extensive range of public and preparatory schools including Kings School Worcester, Royal Grammar School Worcester and Alice Ottley.

Situated opposite the rear of the house and gardens is Pitchcroft, Worcester Racecourse. The property also lies within walking distance of the Worcester County Cricket Club and there is premiership rugby at Six Ways.

Worcester has direct rail links to Birmingham and London Paddington. There is excellent M5 motorway access to junctions 6 and 7 to the north and south of the city.

### **Description**

This is a hugely impressive modern house, built during the mid 1980's by a local based Worcester developer. The present owners over the last 3 years have carried out some significant additions to the house which certainly enhance the outstanding accommodation. These include the striking new oak and glazed central staircase, a new 'warm roof' on the orangery, replacement oak doors with glazing strips, a new hob in the kitchen and the addition of underfloor heating to the main bathroom. The majority of the rooms enjoy exceptional riverside views.

The house is approached by an entrance porch leading to the reception hall with oak floor.

The wonderful lounge has a Faber contemporary gas fire. It leads through to the splendid hand-built orangery.

There is a useful separate study with fitted furniture and to the other end of the hall is a contemporary cloakroom.

The beautifully designed large L-shaped dining kitchen incorporates an extensive range of cabinets, granite working surfaces and appliances to include a ceramic hob with extractor hood over, twin Bosch electric oven with warmer drawer and Bosch dishwasher.

The first floor provides four bedrooms, all with magnificent views and one with fitted wardrobes. The master bedroom has an en-suite shower room and dressing room. There is also an en-suite shower room to the guest room and well-appointed family bathroom.

### **5a King Stephen's Mount, The Sail Loft.**

The Sail Loft is a separate detached cottage with inverted, comprehensively refurbished accommodation. The first floor provides a large open plan living/dining/kitchen space with fitted appliances and Juliette balcony with spectacular views. There is a shower room with white suite.

The ground floor provides an excellent double bedroom with en-suite cloakroom. The Sail Loft also has the benefit of brick paved parking and an integral store/bike store. The main house has an integral double garage with utility area. It is fronted by a tarmac driveway providing extensive

parking. There is an adjacent tarmac slipway leading to the rear garden and the river beyond.

Fronting the house is a twin lawned garden with brick paved path. There is an enclosed timber deck side courtyard.

The fabulous full width glazed balcony with timber decking provides a magnificent entertaining area. At one end is an iron spiral staircase leading to the lawned garden.

Situated below this balcony is an extremely useful wide covered area providing great social space.

The house has a wide lawned garden with specimen trees with post and wire fencing. There is a further lawned area with public footpath crossing over it and grassed area directly onto the river with small concrete launch. A five bar timber gate provides good access onto this riverside path. The property has the benefit of Riparian water rights. There is a useful secure store.

On the other side of the approach roadway, adjoining The Sail Loft is a strip of lawned garden and narrow strip of banked land.

## **General Information**

### **Services (both properties)**

Mains water, electricity, gas and drainage. Gas central heating to the main house and LPG heating to The Sail Loft. There are alarms installed.

### **Local Authority**

Worcester City Council Tel: 01905 722233

### **Fixtures and Fittings**

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### **Viewing**

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

### **Directions**

From Worcester take the A451, signposted to Tenbury Wells. Proceed out of the city passing the entrance to Worcester University on your left-hand side and continue for a further short distance before taking a right-hand turn into King Stephen's Mount. The property will be seen ahead on your right-hand side.

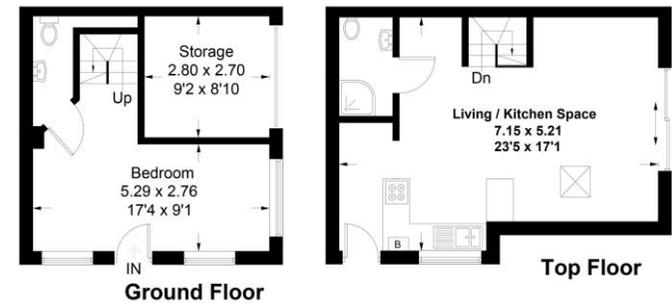
Sales particulars produced August 2020





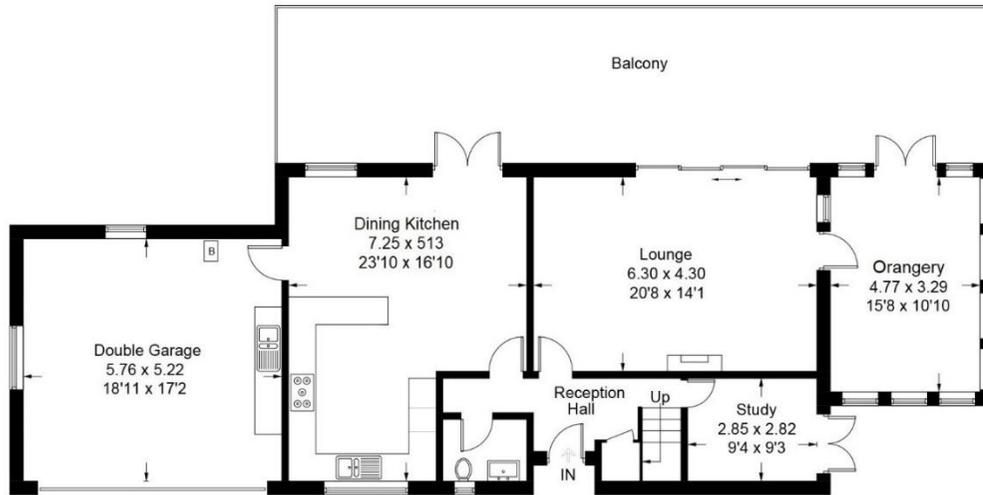
### 5A, King Stephen's Mount

Approximate Gross Internal Area = 56.5 sq m / 608 sq ft  
Storage = 7.6 sq m / 82 sq ft  
Total = 64.1 sq m / 690 sq ft



# 5 King Stephen's Mount

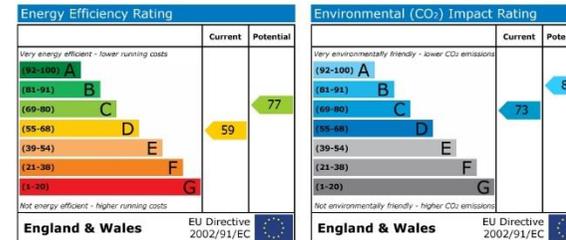
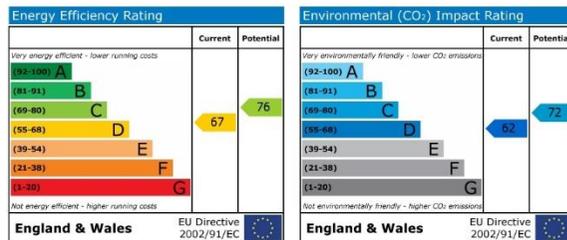
Approximate Gross Internal Area = 222.9 sq m / 2399 sq ft  
(Including Garage)



Ground Floor



First Floor



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