



29 BATTENHALL ROAD
WORCESTER



A HOME TO LIVE IN AND LOVE

Homes such as 29 Battenhall Road are highly sought after and rarely come on the market. Number 29 is no exception, an elegant late-Victorian semi-detached home (1890) offering over 3,000 sq.ft of living space, a rare level of family flexibility, with a large peaceful garden — a genuine oasis of greenery and privacy — and all just a short walk from Worcester city centre.

The house offers four generously-proportioned bedrooms, three principal reception rooms, a wealth of original detail, a spacious and practical kitchen/utility wing, extensive cellarage, and a self-contained one-bedroom Annexe ideal for relatives, guests or to generate income.

All of this is complemented by ample parking, a garage and an exceptional third of an acre plot with superb front and rear gardens, beautifully screened and wonderfully private.



A brilliant Victorian family home with exceptional proportions, an annexe, extensive gardens and a superb address — a rare gem in the heart of Worcester's finest residential quarter.

GRAND PROPORTIONS AND WARM CHARACTER

A wide tiled pathway leads through the mature front garden to an elegant front door, setting the scene for the character and scale within.

You step into an impressive entrance hall with tall ceilings, original cornicing, and a handsome staircase rising to the first floor.

To the front is a charming bay-windowed sitting room with deep sash windows and wood burner — a restful room for quiet evenings. Opposite is a second formal living room, again with fine period detail, a further fireplace and views to the rear garden — an inviting space for entertaining.

Adjoining the living room is a versatile dining room, flowing through to the kitchen — the perfect space for gathering friends and family.

The kitchen is light, practical and homely, with views of the garden and direct access to a lovely rear terrace. Beyond lies a large utility room, ideal for laundry and pantry storage, with further access to the garden — the flow here is well considered for day-to-day living.

A generous study and a well-fitted ground floor shower room complete the main living spaces — ideal for busy family life and accommodating guests.





EXPANSIVE CELLARAGE

A door from the hallway leads to a substantial cellar, offering over 300 sq.ft of storage or potential for future conversion — a wine cellar, cinema room or games space could be easily imagined here.





AND SO TO BED

The first floor offers four beautifully proportioned double bedrooms, each with tall ceilings and elegant sash windows. The rooms are filled with light and enjoy garden views, creating a sense of calm and space throughout.

The generous main bedroom features its own en-suite bathroom, complete with roll-top bath and walk-in shower.

The further three bedrooms share a large family bathroom, ensuring easy morning routines for busy households.

A well-planned landing space offers ample scope for display or reading areas — there is a feeling of grace and generosity to every corner of this home.



THE ANNEXE — INDEPENDENCE AND FLEXIBILITY

A standout feature of 29 Battenhall Road is the one-bedroom annexe, offering an ideal solution for multi-generational living, a private home office, or Airbnb/guest income.

With its own private entrance, the annexe comprises a spacious living room, fully fitted kitchen, ground floor cloakroom, and a generous double bedroom with en-suite bathroom.

This space is entirely self-contained yet well connected to the main house, giving ultimate flexibility for a wide range of lifestyles and needs.



THE GARDENS — AN URBAN SANCTUARY

The house is set within a superb 0.3-acre plot. The mature front garden provides privacy from the road, with specimen shrubs and a winding path leading to the entrance.

To the rear lies an unexpectedly large and private garden — a true sanctuary in the heart of the city. Here, sweeping lawns are framed by established borders, specimen trees, and sheltered seating areas. There is plenty of room for children to play, garden parties to unfold, or for quiet contemplation over an after-work G&T in the dappled shade.

There is even potential for future development, with a lapsed planning permission to build a detached house at the bottom of the garden — a rare opportunity for those wishing to create value in this prime location.





A HIGHLY DESIRABLE WORCESTER ADDRESS

Battenhall Road is one of Worcester's most sought-after addresses — a leafy, elegant road of substantial period homes, much loved for its central yet peaceful setting.

From the house, it's just a short stroll to Worcester city centre, with its vibrant mix of restaurants, shops, cafés and cultural attractions. The Waitrose supermarket, riverside walks and the magnificent Worcester Cathedral are all close by.

For families, there is an excellent choice of schooling — including King's School Worcester, Royal Grammar School, and Nunnery Wood High School — all within catchment or walking distance. For commuters, the location is unbeatable —

Junction 7 of the M5 is just a few minutes away, while the nearby Worcestershire Parkway Station offers direct links to London as well as Birmingham to the north and Bristol to the south.

In Summary

29 Battenhall Road offers a rare combination of period proportions, modern flexibility, beautiful outside space, and an exceptional city address.

It is a house that offers the space and adaptability for every stage of family life — a place where you can live well, entertain beautifully, work flexibly, and enjoy one of Worcester's finest residential environments. These opportunities rarely arise.



WHERE TO GO WHEN YOU NEED:



Milk: For milk and newspapers and fuel there is the Esso/Tesco Express a couple of minutes away on the London Road.



Weekly Shop: Worcester is home to a large Waitrose off the London Road for the weekly shop. Also, there is Tesco at St Peter's, Sainsburys (St Johns) and M&S in the city centre, all close by.



Dinner/Drinks: You will find several good local pubs, such as The Anchor at Diglis within walking distance of Battenhall Road. Worcester is home to many restaurants including The Botanist on the High Street, Browns at the The Quay, Benedictos (Italian cuisine) and The Olive Branch for those who like Spanish food.



Schools: In the state sector nearby is Nunnery Wood Primary and Nunnery Wood High, both rated good by Ofsted. Local independent secondary day schools are Kings School Worcester and The Royal Grammar School which come highly recommended.



Golf: For keen golfers there are many prestigious clubs within striking distance. Nearby are Worcester Golf and Country Club located at Boughton Park. Ravenmeadow Golf Club is located to the north of the city at Hindlip. Bransford Golf Club is a Florida-style golf course at the foot of the Malvern Hills. Further afield there are courses to the south towards Cheltenham and into the Cotswolds, all surrounded by beautiful countryside.

Walks: There are many places to explore, with or without a trusty hound by one's side, in the city along the River Severn or a short drive away. To the south west are the Malvern Hills to explore, with a trail that is part of the Worcestershire Way, and the British Camp Circular Walk, a moderate route that's also dog friendly. There are many footpaths criss-crossing through orchards and fields of the Worcestershire countryside many of which can encompass a watering-hole along the way. To the southeast there is the whole of the Cotswolds within easy striking distance.



Ground Floor: 1996.2 sq.ft / 185.5 sq.m
First Floor: 1140.1 sq.ft / 105.9 sq.m
Garage/Cellar: 725.8 sq.ft / 67.4 sq.m
Total: 3862.2 sq.ft / 358.8 sq.m



The Finer Details...

- Postcode – WR5 2BQ
- Local Authority – Worcestershire County Council
- Council Tax Band – F
- Central Heating – Mains gas (two boilers, house & Annexe)
- Drainage – Mains drainage
- EPC Rating – D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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