

Andrew Grant
PRESTIGE & COUNTRY



Whittington Lodge

Whittington, WR5 2RQ



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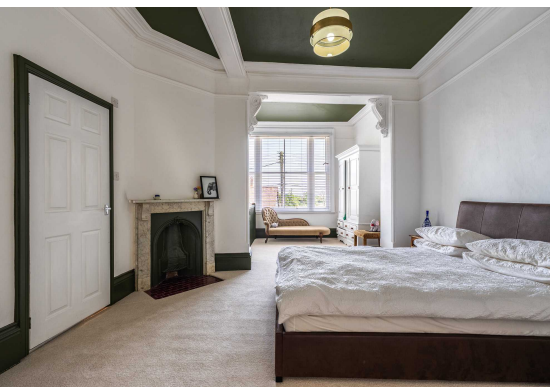
5 Bedrooms 2 Bathrooms 3 Reception Rooms

“A distinguished Georgian home in parkland grounds, blending historic grandeur with modern comfort, minutes from Worcester yet peacefully situated...”

Scott Richardson Brown CEO

- Grade II listed Georgian home steeped in history and updated throughout with new sash windows, flooring and a new heating system
- Spectacular kitchen with curved bay, marble island and doors onto a south-facing terrace
- Elegant sitting and family rooms with high ceilings, wood floors and period fireplaces
- Five generous bedrooms including a luxurious principal suite with dressing area and en suite
- Parkland gardens with croquet lawn, tennis court, orchard and mature cedar and specimen trees
- Gated driveway with electric car charger and parking for several vehicles plus outbuildings
- Highly accessible village on Worcester's southern edge, convenient for the M5 and local amenities

4934 sq ft (458.4 sq m)





The kitchen

The kitchen and breakfast room forms the social hub of the home, blending generous proportions with fine detailing. A marble-topped island with integrated sink anchors the space, with bespoke cabinets concealing twin ovens, induction hob and other integrated appliances beneath a timber mantel.





Triple curved sash windows and decorative cornicing bring grandeur and open to a south-facing terrace, while a classical fireplace with log-burning stove adds warmth and character.





The sitting room

The sitting room provides an elegant setting for entertaining and everyday living. Tall ceilings with ornate cornicing frame a carved stone fireplace and built-in alcove shelving, while a full-height sash window looks across the gardens. Herringbone oak flooring and generous proportions offer flexibility for seating and dining, and the room links directly to the hall and dining room for easy flow.





The family room

This adaptable family room offers a relaxed space for play or informal gatherings. A period fireplace with tiled inset sits opposite a bold botanical feature wall, and bespoke cabinetry with mirrored doors provides storage. Wide plank floorboards, high ceilings and a large glazed door leading into the conservatory and onto the garden make this a bright, welcoming everyday retreat.





The dining room

The dining room is an intimate space for formal meals or cosy suppers. A sparkling chandelier hangs above herringbone parquet flooring, with built-in cupboards adding character and storage.



The study

A quiet study occupies a corner off the rear hall, creating a dedicated workspace away from the main living areas. The herringbone floor continues here, complemented by a feature fireplace and bespoke fitted cupboards. A built-in desk runs beneath a window, and there is shelving for books and papers; this room sits conveniently close to the cloakroom and rear hall.



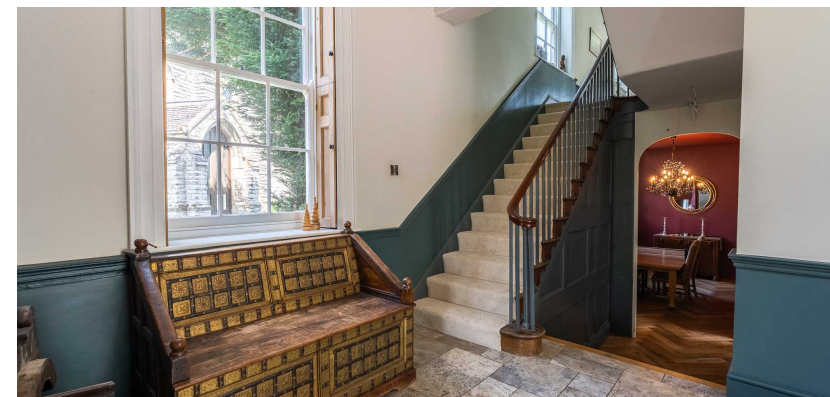
The cloakroom

The cloakroom provides an elegant facility for guests, appointed with a classic high-level WC and a stylish washstand with chrome fittings. A period fireplace forms an impressive focal point, while fitted cupboards and shelves offer discreet storage. A large sash window lets in light, and richly patterned wallpaper adds a touch of whimsy.



The entrance hall

The entrance hall makes a memorable first impression, stretching the depth of the home and setting the tone for its Georgian proportions. Flagstone flooring and a dado rail painted deep teal are complemented by decorative cornices and a central ceiling rose. A wide sash window overlooks the neighbouring churchyard, and the handsome staircase with turned balustrade rises gracefully to the first floor.





The principal bedroom

The principal bedroom suite combines generous scale with period charm. A marble fireplace anchors the sleeping area, and high ceilings are accentuated by deep cornicing and a green painted coffer. A wide sash window looks over the church and village rooftops, and an opening leads to a dressing area with fitted wardrobes and a further large window. This suite enjoys easy access to its private shower room.





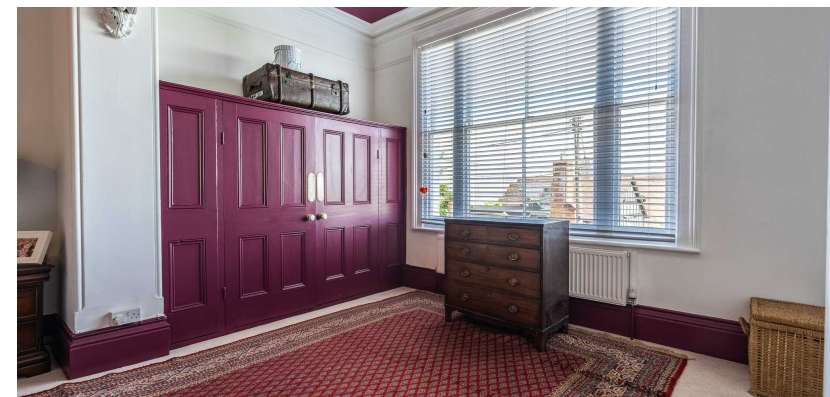
The principal en suite

The principal en suite has been refitted with contemporary fixtures to complement the period setting. A large walk-in shower with glass screen and white metro tiling stands opposite a sleek vanity unit with integrated storage and a matching low-level WC. Patterned floor and feature wall tiles add personality, and a heated towel rail provides comfort.



The second bedroom

The second bedroom feels both dramatic and welcoming. Deep plum panelling and a matching ceiling contrast with crisp white walls, while carved corbels frame an opening leading to a dressing area. There are extensive fitted wardrobes painted to match, and a broad sash window with blinds overlooks the front.







The third bedroom

The third bedroom has rustic charm, making it ideal for children or guests. Exposed beams support a raised platform or play loft, and a deep dormer window frames views over the gardens, and the pitched ceiling adds character. The generous floor area allows for seating or study space.



The fourth bedroom

The fourth bedroom is a delightful space currently arranged as a child's room. Timber boards and high ceilings are softened by pastel wall tones and there is a sash window overlooking the garden. An alcove with desk and shelving makes an ideal homework station, and decorative coving adds period detail.



The fifth bedroom

Another charming bedroom, the fifth bedroom features exposed wooden floorboards and a sash window overlooks the inner courtyard. The simple layout provides a versatile room for younger family members or guests, with high ceilings and cornicing lending a sense of airiness.



The bathroom

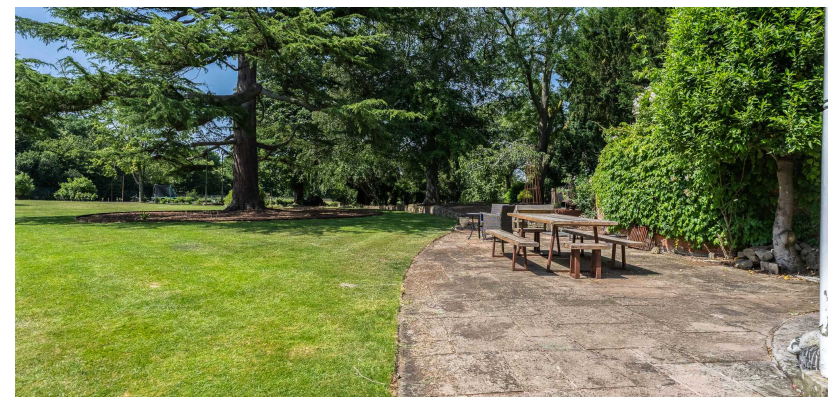
The family bathroom is luxuriously appointed for indulgent bathing. A freestanding roll-top bath with claw feet and brass filler sits against half-height panelling and statement wallpaper, while a separate walk-in shower with crittall-style screen and vertical tiling caters for everyday convenience. Patterned floor tiles, a marble-topped vanity, WC and open shelving complete this stylish space.





The gardens

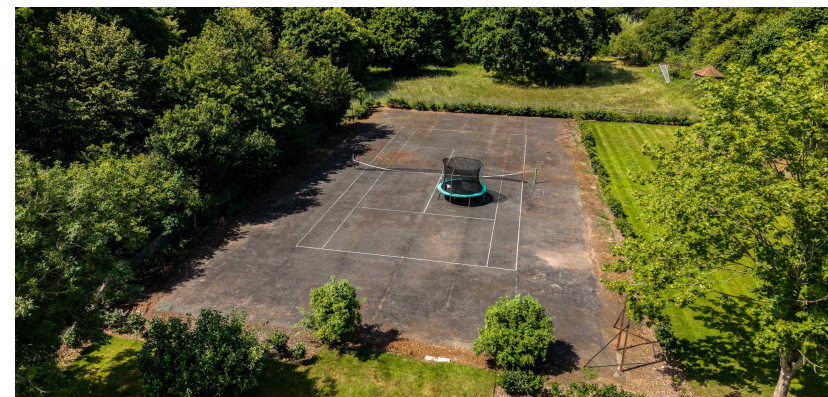
Stretching to one and a half acres, the parkland gardens provide an exceptional setting for the house, combining open lawns with a rich collection of mature specimen trees including cedar, magnolia, camellia, walnut, beech and ash. A broad south facing flagstone terrace extends from the house, creating a wonderful space for outdoor dining and entertaining while enjoying views across the grounds.







Beyond the formal gardens, a productive orchard, traditional croquet lawn, hard tennis court and peaceful woodland glade create a landscape that is both beautiful and practical. An avenue of yew, mature chestnut and lime trees, colourful lilac planting and former vegetable garden further enhance the grounds.







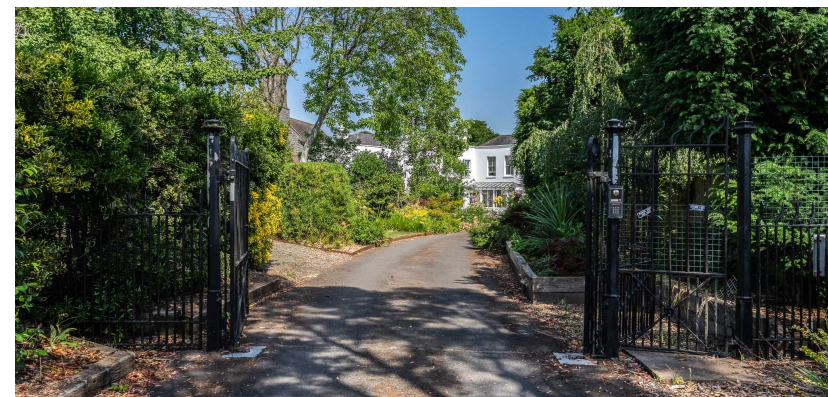
The outbuildings

Set beyond the formal gardens, a range of substantial timber outbuildings forms a valuable extension to the estate. Currently serving as a practical machinery and tool store, they provide flexibility and complement the main residence.



The driveway and parking

Approached through wrought-iron gates, a long tarmac drive winds between mature shrubs into a generous gravelled courtyard. There is parking for multiple vehicles and an electric vehicle charging point. The gravel terrace sits in front of a classical portico entrance and glass-roofed lobby, with further parking discreetly screened by planting. The driveway links directly to the parkland lawns and gardens.





History

Dating from 1723, Whittington Lodge is a distinguished Grade II Listed Georgian residence occupying an historic position within the Whittington Village Conservation Area, alongside the parish church and the timber framed buildings of the Berkeley Spetchley Park Estate. The home has been carefully maintained and sympathetically updated over the years, preserving its elegant proportions and wealth of original character.

The property is closely associated with the celebrated Victorian landscape artist Benjamin Williams Leader RA, who lived here between 1860 and 1890. During his residence, the house became a gathering place for notable figures of the period, including his friend Sir Edward Elgar, who is understood to have visited and dined at the property. More recently, Whittington Lodge has remained in the ownership of successful Worcester families for three generations over the last seventy years, continuing its legacy as an exceptional family home.



Area: 1.5 acres

Location

Whittington is a popular and highly accessible village on the southern fringe of Worcester, within easy reach of the city's shopping, dining and cultural amenities. The nearby M5 at junction 7 provides swift connections north and south, while a network of country lanes offers scenic routes towards the Malvern Hills and surrounding countryside. The village itself is home to a well-known inn and a historic parish church, and there are a range of schools, leisure facilities and everyday services in Worcester and the neighbouring villages.

Services

The property benefits from mains gas, electricity, water and drainage.

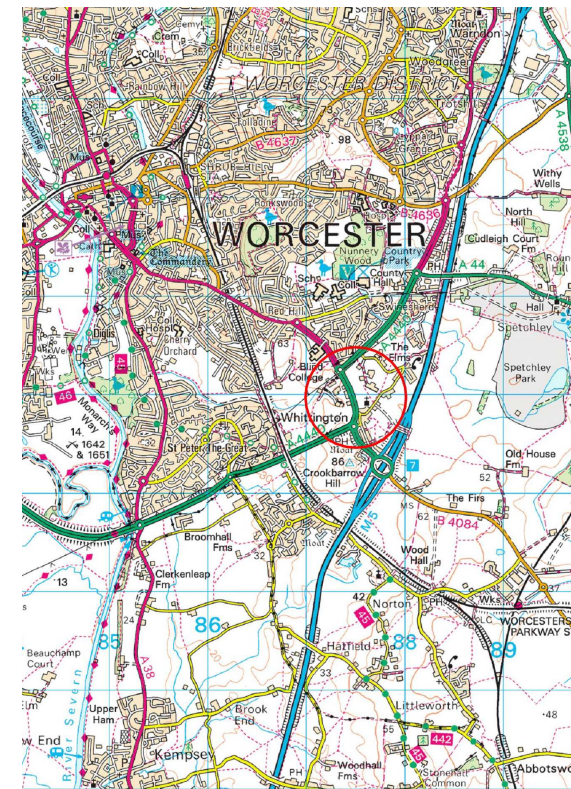
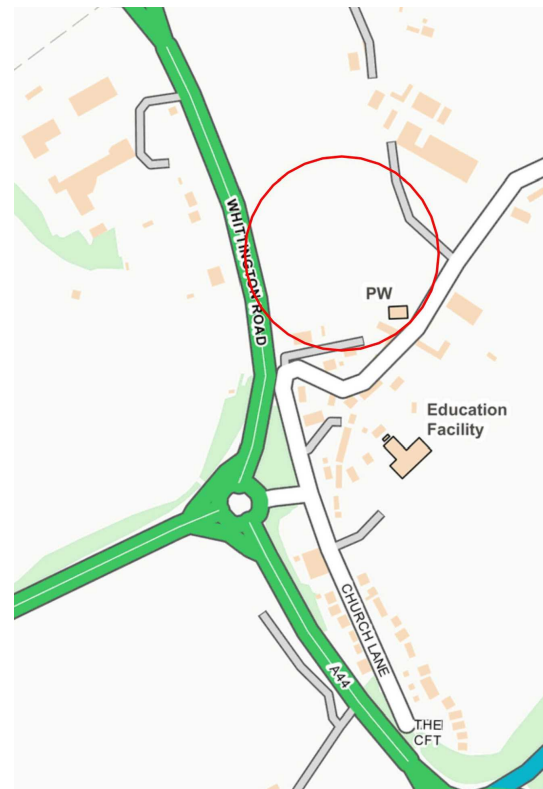
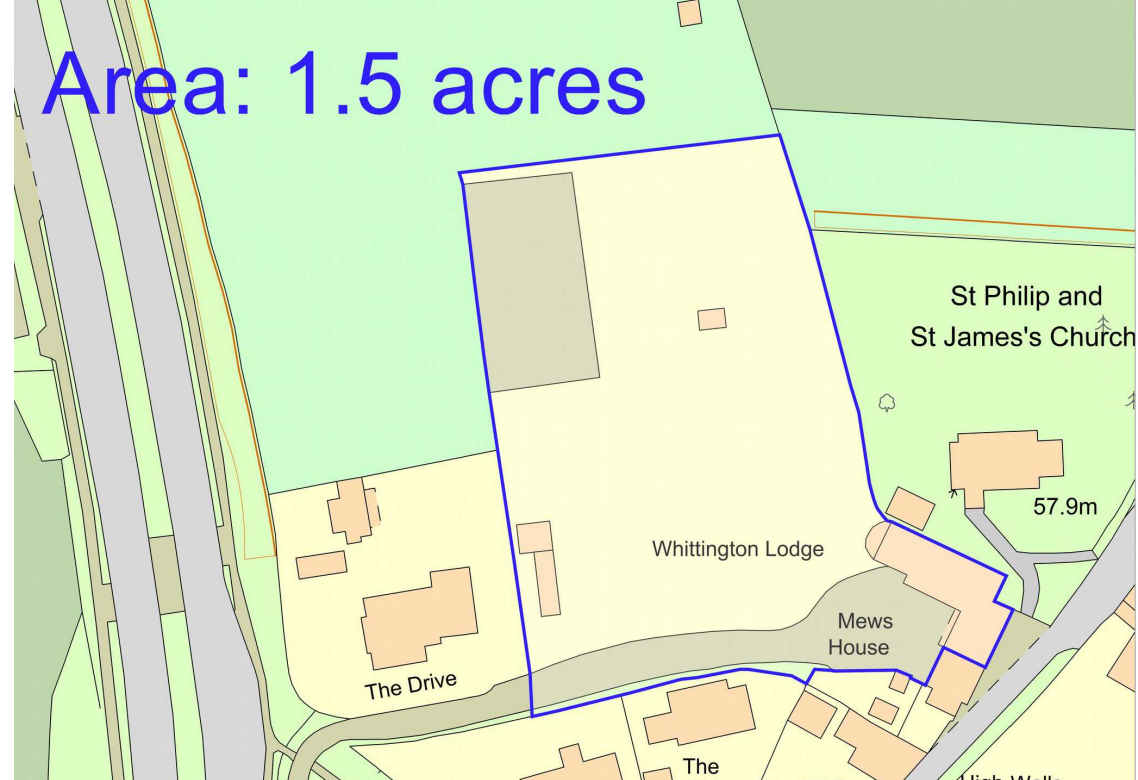
Broadband Speed: Ultrafast broadband available. Download speeds up to 5500 Mbps and upload speeds up to 5500 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, Vodafone, EE and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low for river and surface water flooding.

Council Tax

The Council Tax for this property is Band G



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Approximate Gross Internal Area = 402.3 sq m / 4330 sq ft

Cellar = 56.1 sq m / 604 sq ft

Total = 458.4 sq m / 4934 sq ft



Ground Floor

First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



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