



Carice House

Lower Broadheath, WR2 6RH

Andrew Grant

Carice House

Crown East Lane, Lower Broadheath, WR2 6RH

4 Bedrooms 2 Bathrooms 2 Reception Rooms

Spacious four-bedroom detached home with stylish kitchen, feature fireplace, landscaped garden with gazebo and ample parking in a village setting

- Detached family home offering versatile living spaces and four bedrooms
- Well-appointed kitchen/breakfast room linking to dining room and utility, plus two reception rooms
- Generous enclosed garden with lawn, planted borders and timber gazebo for entertaining
- Gravel driveway, single garage and ample off-road parking with secure gated side access
- Situated in the village of Lower Broadheath with local amenities and access to Worcester

Carice House is a detached family home providing flexible accommodation across two floors. A welcoming hall leads to a generous living room with French doors and a feature fireplace, a formal dining room and a versatile playroom or office. The modern kitchen has a breakfast bar and flows to the utility. Upstairs are four bedrooms, the main with en suite, plus a family bathroom. Outside is a landscaped rear garden with gazebo, and the front offers ample parking and a garage.

1523 sq ft (141.5 sq m)





The kitchen and breakfast room

The kitchen and breakfast room forms the heart of daily life, offering abundant space for cooking and informal meals. A comprehensive range of wooden cabinets, including glass-fronted display units and a breakfast bar, provide plenty of storage and preparation space. A double sink sits beneath a wide window overlooking the garden, while an integrated gas hob and twin ovens are built into the cabinetry. Doors lead to the dining room, living room and a useful utility.





The dining room

Ideal for family meals or entertaining, the dining room sits between the kitchen and the entrance hall. An arched opening into the kitchen makes serving effortless, while a wide doorway links to the hallway, encouraging easy circulation. A wood-framed window draws in views to the front, the room's proportions make it equally suitable for formal dining or casual gatherings.





The living room

Designed for relaxed evenings and socialising, the living room features a fireplace with an elegant surround, anchoring the space. French doors open directly to the rear garden, with two additional windows ensuring the room feels bright and connected to outside. This generous reception room offers ample space for seating and media furniture, and it enjoys direct access from the hall.





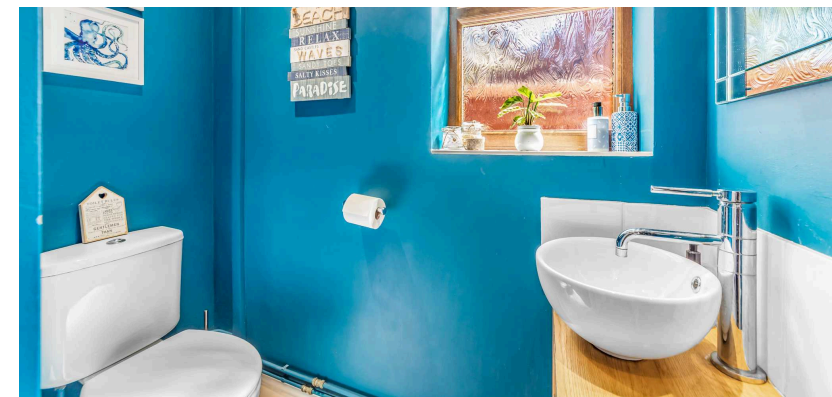
The play room/study

Currently arranged as a children's playroom, this adaptable ground-floor room could readily serve as a study or snug. A broad front-facing window allows plenty of daylight and overlooks the driveway. The room is located just off the hallway, making it easily accessible yet separate from the main living areas.



The hallway and cloakroom

The reception hall provides an inviting first impression with its turned staircase, painted balustrade and polished timber handrail rising to the first floor and under-stairs space in the cloakroom provides convenient storage. The cloakroom is fitted with a contemporary suite comprising a bowl-style washbasin set on a wood countertop and a toilet. An obscure-glazed window provides natural light and privacy, making this a practical facility for guests.





The primary bedroom

The primary bedroom is a calm retreat overlooking the garden. A wide triple window invites in the morning light, while built-in double wardrobes with panelled doors provide ample storage without compromising floor space. There is plenty of room for a king-sized bed and further furniture, and a door leads to the en suite shower room for added convenience.





The primary en suite

Serving the main bedroom, the en suite offers a private space to start and end the day. It features a fully tiled corner shower enclosure with glass screen and a vanity unit incorporating a washbasin and generous cupboard space. The contrasting worktop and tiled splashbacks lend a smart finish, and a window ensures natural light and ventilation.



The second bedroom

This second double bedroom enjoys a pleasant outlook from its wide window. There is space for a double bed and additional furnishings. Its generous proportions lend flexibility for use as a guest room or further family bedroom.





The third bedroom

The third bedroom is fitted with an extensive range of built-in wardrobes and overhead cupboards, ideal for keeping clothing and possessions neatly organised. A large window looks out to the rear, and the room accommodates a bed with ease. It would make an excellent child's bedroom or study owing to its practical storage and comfortable size.



The fourth bedroom

The fourth bedroom features a wide window giving views over the frontage. There is space for a bed and free-standing furniture, making this room suitable as a nursery, child's room or as a quiet study.



The bathroom

The family bathroom is appointed with a modern suite, including a P-shaped bath with overhead shower and curved glass screen. A pedestal basin and a toilet complete the suite, and fully tiled walls with a decorative border add a smart finish. An obscure-glazed window brings in daylight while maintaining privacy.



The garden

At the rear of the home lies a generous, enclosed garden designed for both relaxation and play. A central lawn provides plenty of space for children and pets, bordered by mature shrubs and trees that offer year-round colour. A timber gazebo with a pitched roof is perfect for al fresco dining or evening gatherings and is included in the sale. There is also a paved seating area and a play zone with climbing frame and slide, with a path leading back to the house.



The driveway and parking

To the front, a gravelled driveway provides ample off-road parking for several vehicles and leads to a single garage with up-and-over door. Low hedging defines the boundary and there is a small area of lawn with planting for kerb appeal. A gated side path gives convenient access to the rear garden, and additional sheds offer useful outdoor storage.



Location

Lower Broadheath is a popular village situated just west of Worcester, surrounded by attractive countryside. The area offers a range of everyday amenities, including a village store, public house and community facilities. Worcester city centre provides wider shopping, dining and cultural attractions, while schooling for all ages is available nearby. Road links connect efficiently with Worcester, the M5 motorway and regional centres, and there are bus services from the village to surrounding towns.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (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 risk for river and surface water flooding.

Council Tax


The Council Tax for this property is Band E .

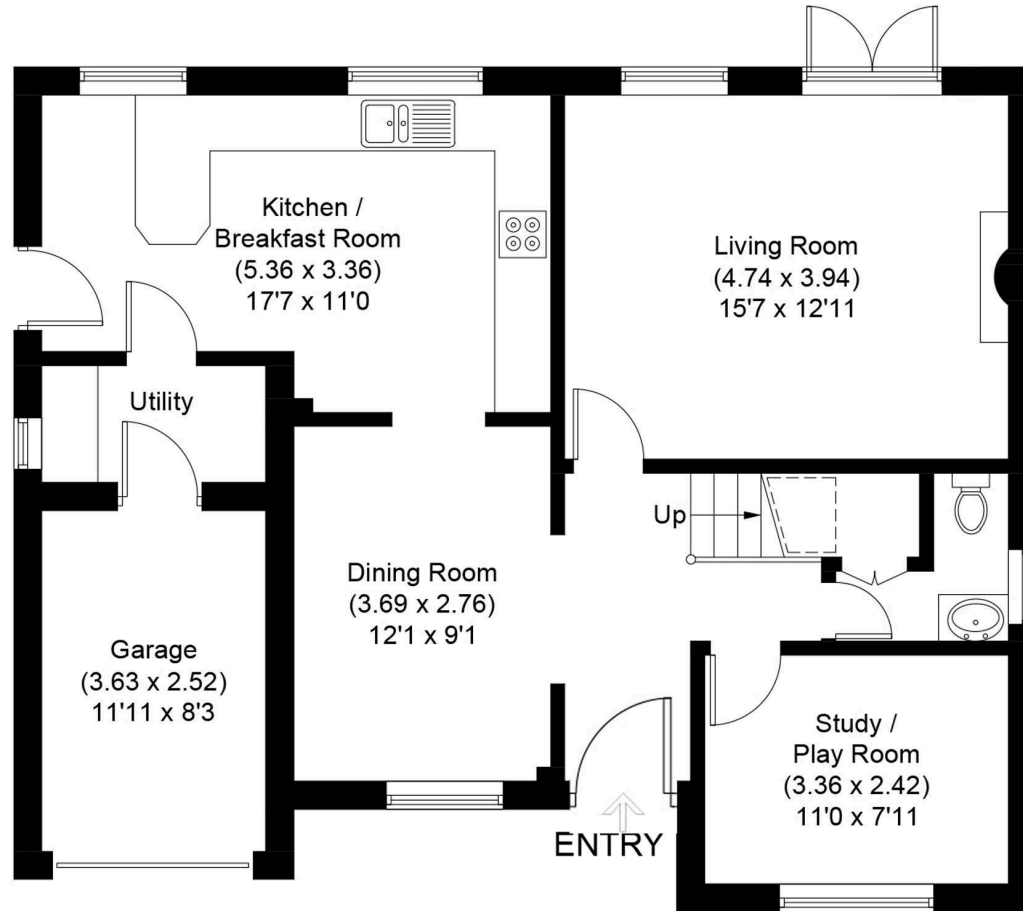


Crown East Lane

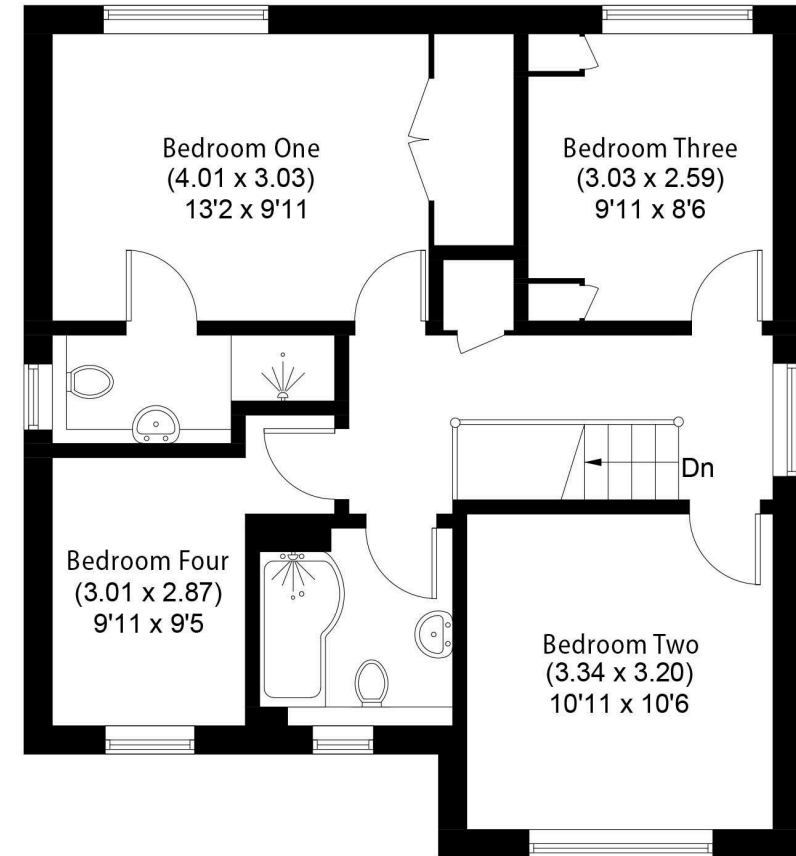
Approximate Gross Internal Area
 Ground Floor = 81.7 sq m / 879 sq ft
 (Including Garage)
 First Floor = 59.8 sq m / 644 sq ft
 Total = 141.5 sq m / 1523 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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