

Andrew Grant  
PRESTIGE & COUNTRY



48 Boughton Street  
Worcester, WR2 4HE



# 48 Boughton Street

Worcester, WR2 4HE

**6 Bedrooms    2 Bathrooms    4 Reception Rooms**

“A stunning six bed, Georgian family home in a prime St Johns location...”

Scott Richardson Brown CEO

- Elegant six-bedroom period property offering generous living spaces, including a newly converted basement suite for added flexibility.
- Showcases exquisite period features, with characterful fireplaces, wooden flooring, and expansive Georgian windows.
- Beautifully finished premium shaker-style kitchen with elegant cabinetry, integrated appliances, high-quality fixtures.
- Large private front garden and a secure rear garden with a patio area, perfect for both relaxation and outdoor entertaining.
- Expansive gravel driveway with wrought iron gates, leading to an attached double garage which has been partially converted to a home office.
- Situated in a prime St Johns location, within easy reach of local amenities and transport links.



**3473 sq ft (322.6 sq m)**





## The kitchen

This spacious, elegantly designed kitchen combines modern functionality with timeless style. A large bay window fills the room with abundant natural light, enhancing the premium shaker-style cabinetry, integrated appliances, and central island with seating. Pendant lighting above the island adds a warm touch, creating a welcoming ambiance. Steps lead down to the adjacent dining area, keeping the layout open and allowing for seamless flow between spaces. This beautifully appointed kitchen is perfect for both everyday family life and entertaining.





## The dining room and utility

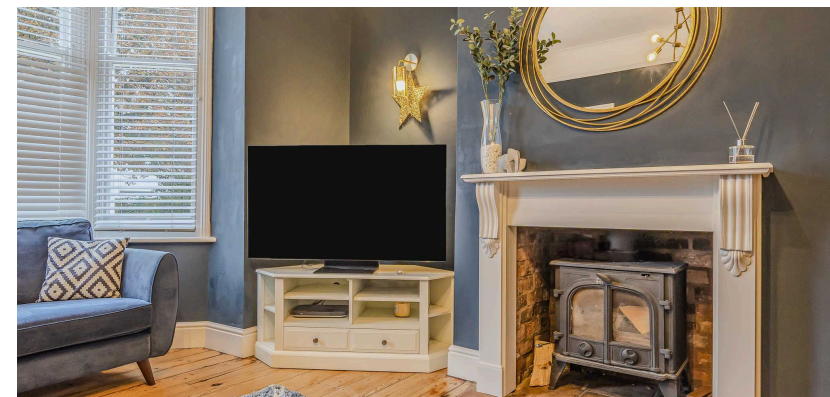
Adjoining the kitchen, the dining room provides a designated space for family meals and gatherings. The open-plan design, with steps connecting it to the kitchen, creates a seamless flow while maintaining an intimate atmosphere. The utility room adjoins the dining area, offering storage, laundry plumbing, and outdoor access. Also adjacent to the dining area is a convenient downstairs cloakroom for guests and daily use.





## The living room

The living room boasts period charm with its exposed wooden floors, bay window, and brick fireplace with a log burning stove. This spacious yet cosy room is perfect for relaxing, offering a warm and inviting atmosphere filled with character.





## The primary bedroom

This elegant primary bedroom exudes charm with its period features, including a beautifully detailed fireplace and tall ceilings that enhance the room's spacious feel. A large bay window floods the space with natural light, creating an airy and inviting atmosphere. The room is generously proportioned, allowing for a comfortable sitting or dressing area. Additionally, it offers a walk-in wardrobe space and an en-suite, offering both convenience and luxury.

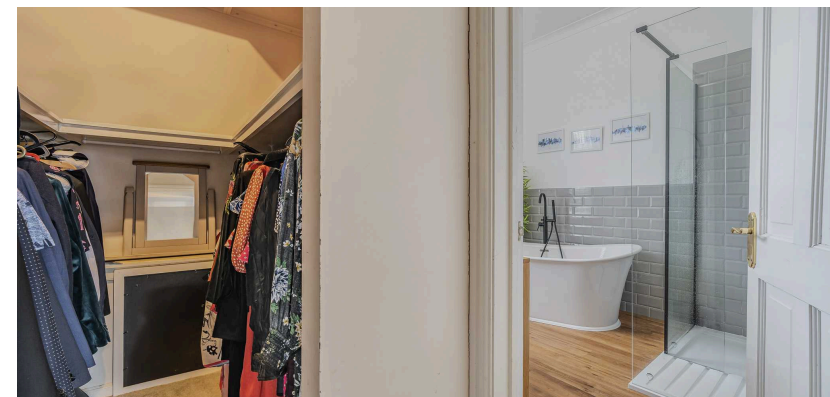




## The primary en suite and dressing area

This en suite features a freestanding bath, walk-in shower, and stylish black fixtures. Grey metro tiles and a wooden vanity with a vessel sink add elegance, while a large window brightens the space.

The addition of a large wardrobe space completes this luxurious primary suite.





## The second bedroom

Overlooking the front garden, the second bedroom is a generously sized double that enjoys lovely views and plenty of natural light through its expansive window. The spacious layout offers ample room for furnishings, allowing for flexible arrangements and comfort. Its prime position at the front of the property makes it an inviting and bright space, perfect as a primary or guest bedroom.





## The third bedroom

The third bedroom is a spacious and comfortable space, benefiting from a large window that fills the room with natural light. Its generous layout offers ample space for bedroom furnishings, providing flexibility for various furniture arrangements.



## The fourth and fifth bedrooms

The property's fourth bedroom is a charming space featuring a characterful period fireplace that adds warmth and personality. A well-positioned window allows natural light to brighten the room, creating a cosy and inviting atmosphere. The fifth bedroom, located on the second floor, offers a cosy and private space, ideal for a home office, guest room, or children's bedroom. With its private feel, it adds to the home's overall versatility.





## The family bathroom

This elegant family bathroom features deep blue metro tiling contrasted with classic white fixtures. It includes a pedestal sink, toilet, and a spacious curved bath with an integrated shower. Warm wooden flooring completes this functional and stylish space.



## The basement bedroom and dressing room

The converted basement adds a sixth bedroom and potential additional reception room to the property. The bedroom is a spacious, private and tranquil space, making it ideal for guests or as a teenager's retreat. The adjacent room offers flexibility as an additional family room, study, or playroom, expanding the home's versatility.





## The garden

The rear garden is a private and secure outdoor space, featuring a well-maintained lawn bordered by low-level planting. A spacious patio area provides an ideal setting for outdoor seating and dining, perfect for entertaining or relaxing in the sun. The garden's layout is low maintenance yet inviting, with ample room for children to play or for hosting gatherings.

## Location

Ideally located in the desirable area of St Johns, Worcester, blending urban convenience with suburban charm. St Johns offers a range of amenities, including independent shops, cafes and local services, alongside well-regarded schools, making it a prime spot for families. Outdoor enthusiasts will appreciate nearby Boughton Golf Course, Cripplegate Park and scenic riverside walks along the River Severn. Worcester city center is a short drive or bus ride away, offering a wider variety of shopping, dining and cultural attractions.

Transport links are excellent, with easy access to both Worcester Foregate Street and Worcester Shrub Hill railway stations, providing regular services to Birmingham and London. Junction 7 of the M5 is minutes away, facilitating convenient travel to Birmingham, Bristol and beyond. This location offers the best of both worlds — peaceful residential living with swift access to city life and major routes, making it a sought-after choice for families and professionals alike.

## Services

The property benefits from mains gas, electricity and water.

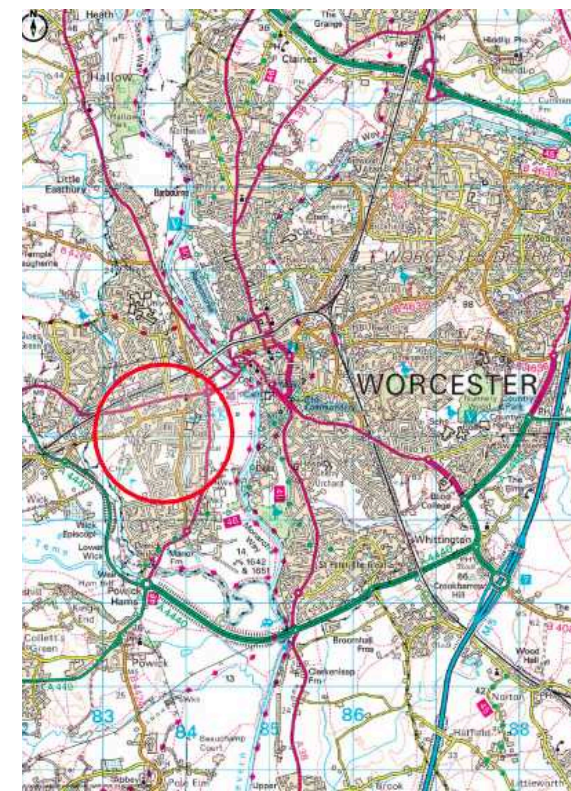
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone 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 [INSERT] risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band



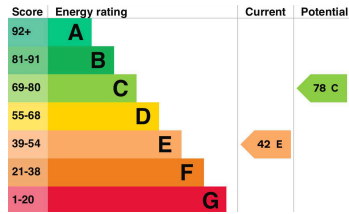
# Boughton Street, Worcester, WR2

Approximate Area = 3473 sq ft / 322.6 sq m

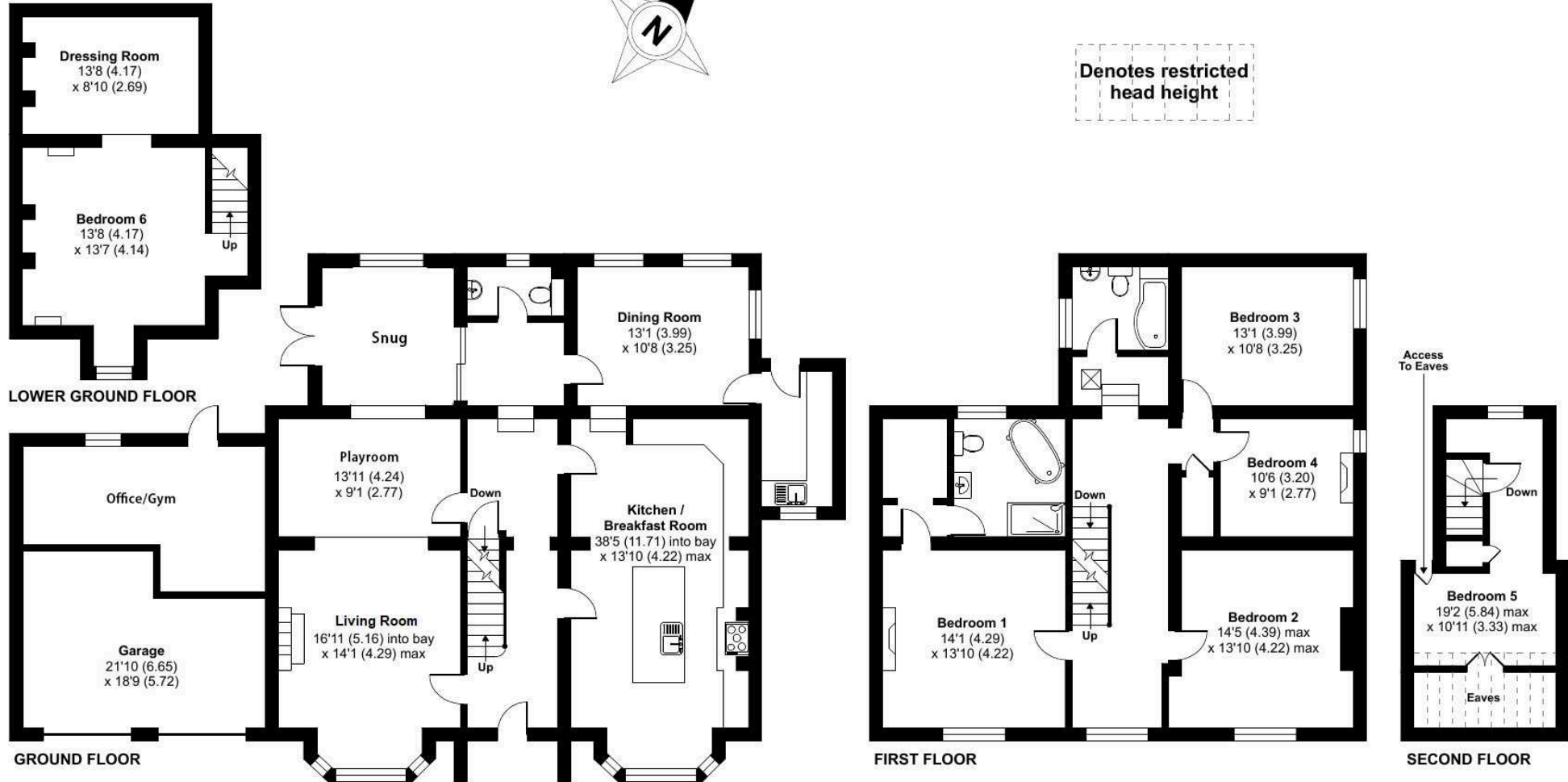
Limited Use Area(s) = 64 sq ft / 5.9 sq m

Total = 3537 sq ft / 328.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1203739



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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