

Andrew Grant
PRESTIGE & COUNTRY



108 Battenhall Road
Worcester, WR5 2BT



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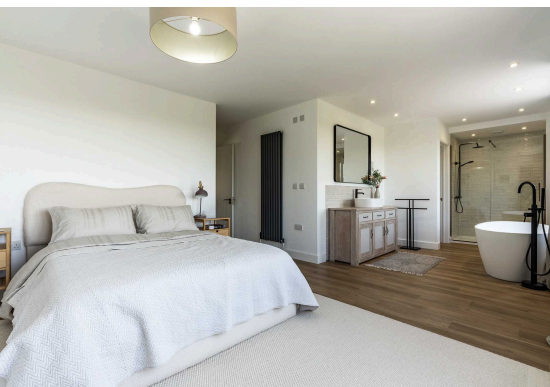
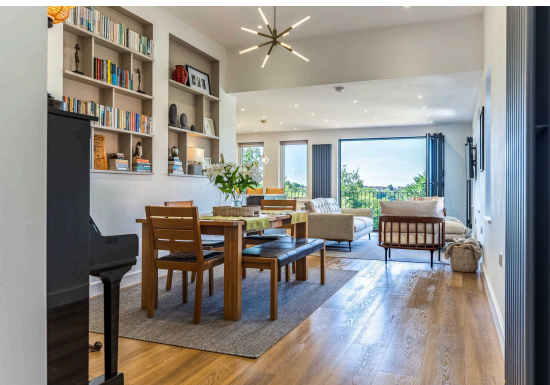
5 Bedrooms 3 Bathrooms 3 Reception Rooms

“An exceptional 1930s family home, thoughtfully transformed by a substantial modern extension, combining expansive living accommodation, impressive gardens and far-reaching views towards the Malvern Hills...”

Scott Richardson Brown CEO

- Beautifully refurbished and substantially extended five bedroom home, complete with modern upgrades including a full rewire and gas central heating with a combi-boiler
- Expansive kitchen, dining and family space opening directly onto the balcony, enhancing the home's exceptional sense of light and space
- Principal bedroom suite with dressing area and beautifully appointed en suite, with three further double bedrooms alongside a fifth single bedroom
- Karndean flooring flows seamlessly throughout the ground floor living spaces
- Approximately one third of an acre of private, south-west facing gardens with established planting and extensive lawns
- Driveway parking for four vehicles and a generously proportioned integral garage
- Desirable Battenhall area of Worcester with far-reaching views towards the Malvern Hills

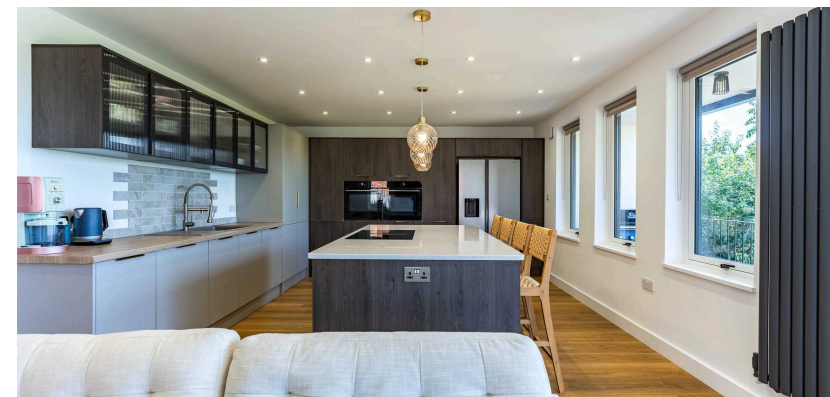
2988 sq ft (277.6 sq m) including the garage and store





The kitchen

Designed as the heart of the open plan living space, the kitchen provides an impressive setting for everyday family life. A substantial quartz-topped central island incorporates a breakfast bar, complemented by extensive fitted cabinetry, integrated appliances and tiled splashbacks.





An oak larder cabinet includes integral switches to create a dedicated coffee-making area, while two separate ovens with grills, an induction hob and a recirculating extractor fan complete the arrangement. Windows along the side elevation accompany the generous preparation areas, while the open layout connects directly with the adjoining dining and family areas.





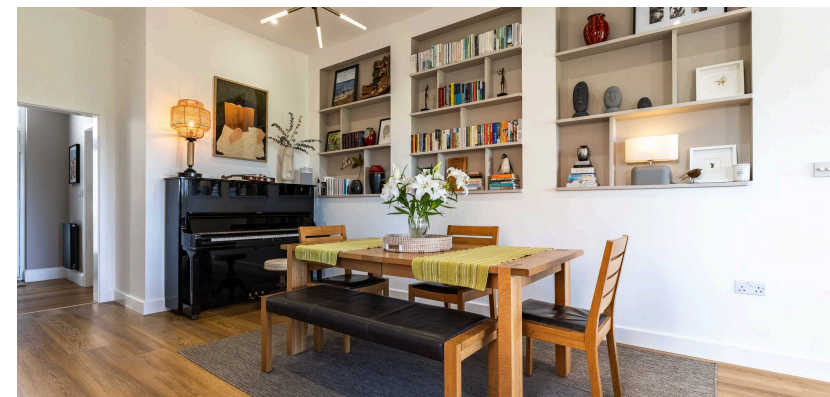
The family area

Forming the principal relaxation area within the open plan extension, the family area enjoys an exceptional connection with the garden. Wide bifold doors frame the outlook towards the Malvern Hills and open directly onto the balcony, while additional windows extend along the side elevation. Its position beyond the kitchen and dining area creates an inviting space for informal family living.



The dining area

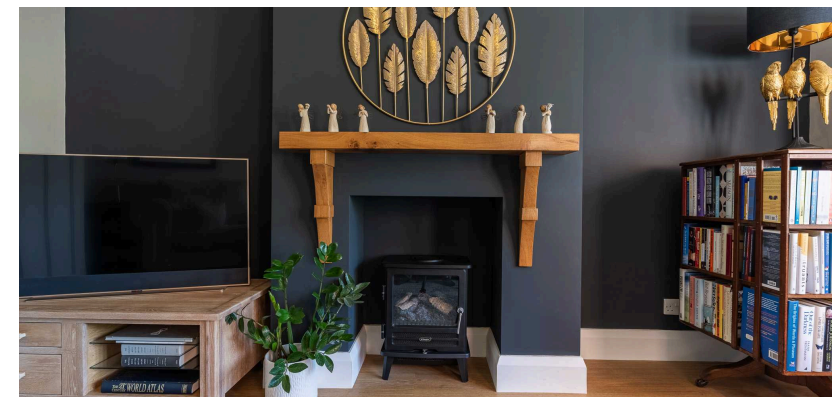
Providing a generous setting for family meals and entertaining, the dining area sits centrally within the open plan accommodation. Recessed shelving offers useful display and storage space, while a wide opening creates a clear connection with the family area and its garden outlook. The kitchen remains immediately accessible, allowing the three areas to function together while retaining their individual purposes.





The living room

Offering a more traditional reception space, the living room retains the character of the original 1930s home, with a broad curved bay window overlooking the rear and period proportions creating an inviting setting. A bespoke oak mantel with a recessed space for an electric stove forms an attractive focal point, while the generous proportions comfortably accommodate substantial seating. Direct access from the entrance hall supports an easy flow through the home.





The snug

Also originally part of the 1930s home, the snug offers a comfortable additional reception room that blends period character with modern family living. Bi-fold doors open directly onto the side section of the balcony, creating an effortless connection with the outdoor space, while its generous proportions make it an ideal everyday sitting room or peaceful retreat.





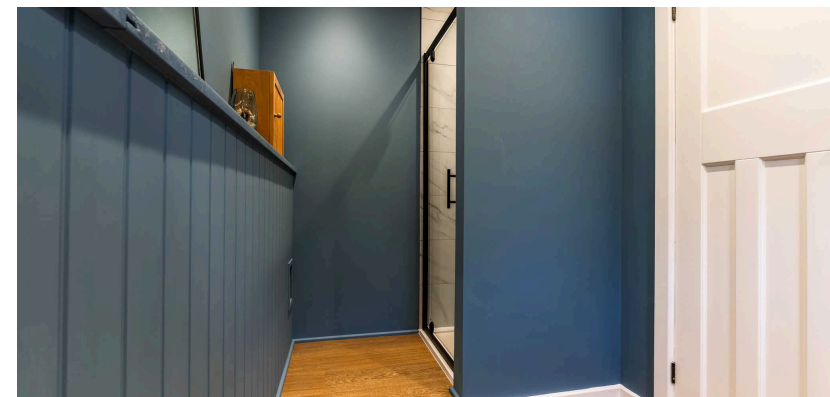
The utility

Originally serving as the property's kitchen, the utility offers exceptional proportions and provides an extensive practical workspace. Solid oak worktops are complemented by fitted cabinetry incorporating a sink and space for laundry appliances, while windows across two elevations overlook the front. A large pantry and two further storage cupboards provide excellent storage, with access to the covered rear porch and outdoor dog wash/muddy boot area enhancing everyday convenience.



The shower room

Serving the ground floor accommodation, the shower room provides a practical facility close to the entrance hall and integral garage. A glazed walk in shower enclosure is accompanied by a wall mounted basin and WC, while panelled walls introduce a distinctive finish. A window provides ventilation, making this a useful addition for guests and busy family routines.





The entrance hall

Introducing the home with an immediate sense of space, the entrance hall combines generous proportions with elegant period detailing. A staircase rises to the first floor, while broad arched openings create attractive architectural character and frame the adjoining passageways. A large coat and shoe cupboard, together with useful understairs storage, provides excellent everyday practicality. Doors lead towards the living room, snug, utility and shower room, placing each principal area within easy reach.





The landing

Extending across the first floor, the landing connects all five bedrooms and the family bathroom through a notably spacious arrangement. Multiple windows draw in natural light, enhancing the sense of space and providing a bright central circulation area.



The principal bedroom suite

Combining generous sleeping accommodation with extensive storage, the principal bedroom suite forms an impressive private retreat. Wide windows capture elevated views towards the Malvern Hills, while a dedicated dressing area incorporates fitted wardrobes, drawers and hanging space on both sides. The open arrangement continues into the en suite, creating a spacious and cohesive suite while retaining clearly defined individual areas.





The principal en suite

Appointed as a luxurious extension of the principal bedroom, the en suite offers an unusually spacious bathing area. A freestanding bath is positioned beside a window overlooking the garden and distant landscape, complemented by a large glazed walk-in shower and a bespoke oak vanity unit with extensive storage and a countertop wash basin. Its open connection with the bedroom enhances the suite's sense of scale, while the adjoining WC completes the space.







The second bedroom

Enjoying a prominent position at the rear of the home, the second bedroom is a generously proportioned double room enhanced by an elegant curved bay window. This attractive period feature incorporates several windows, filling the room with natural light while framing far-reaching views across Worcester towards the Malvern Hills.





The third bedroom

Providing another generous double bedroom, the third bedroom offers a comfortable and versatile space. A broad window overlooks the front of the property, while its large proportions provide ample room for a substantial bed and freestanding storage.



The fourth bedroom

Continuing the home's excellent family accommodation, the fourth bedroom is a well proportioned double room overlooking the rear garden. A wide multi pane window forms a prominent feature and provides an attractive outlook across the established grounds. The regular layout comfortably accommodates a substantial bed and additional storage.





The fifth bedroom

Completing the first floor accommodation, the fifth bedroom is a well-proportioned room, featuring a broad window overlooks the frontage, while its practical proportions provide comfortable space for bedroom furniture.

Serving the first floor, the family bathroom presents a well planned arrangement for everyday use. A panelled bath with an overhead shower and glazed screen is complemented by a wash basin and WC. Marble patterned wall tiling defines the bathing area, while wall mounted shelving and towel rail provide practical finishing features within this carefully arranged space.



The balcony and terrace

Extending across the rear and side of the open plan accommodation, the cantilevered covered balcony creates an exceptional outdoor setting for dining and relaxation. Metal balustrades frame elevated views across the private garden towards the Malvern Hills, while bi-fold doors connect directly with both the family area and snug, providing a seamless extension of the living space.



Beneath, a substantial covered terrace provides an exceptionally versatile space with a wide variety of potential uses, including a home gym, games area, hobby area, or sheltered outdoor entertaining. A separate secure, lockable garden store provides practical storage for tools and equipment.







The garden

Extending to approximately one third of an acre, the beautifully private gardens provide an impressive backdrop to the home, offering a rare combination of space, seclusion and far-reaching views.



A substantial lawn stretches away from the rear terrace, enclosed by mature trees and established hedging. Shaped beds introduce additional planting closer to the property, while the garden's gently descending position opens far reaching views towards the Malvern Hills.





The driveway and parking

A broad block paved driveway provides parking for multiple vehicles and creates an impressive approach from Battenhall Road. Low brick pillars mark the entrance, with planted boundaries softening the frontage. A gated side entrance provides access via separate pathways to both the front and rear of the property. The driveway also gives direct access to a generously proportioned integral garage, which offers considerably more space than a conventional single garage.



Location

The property occupies an established position within the highly regarded Battenhall area of Worcester, one of the city's most sought-after residential locations. Excellent schools, green spaces, everyday amenities and transport connections are all within easy reach, while the surrounding countryside remains readily accessible. The elevated setting is a particular highlight, with far-reaching views across Worcester towards the Malvern Hills enjoyed from several first floor rooms, the open plan living accommodation, balcony and garden.

Services

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

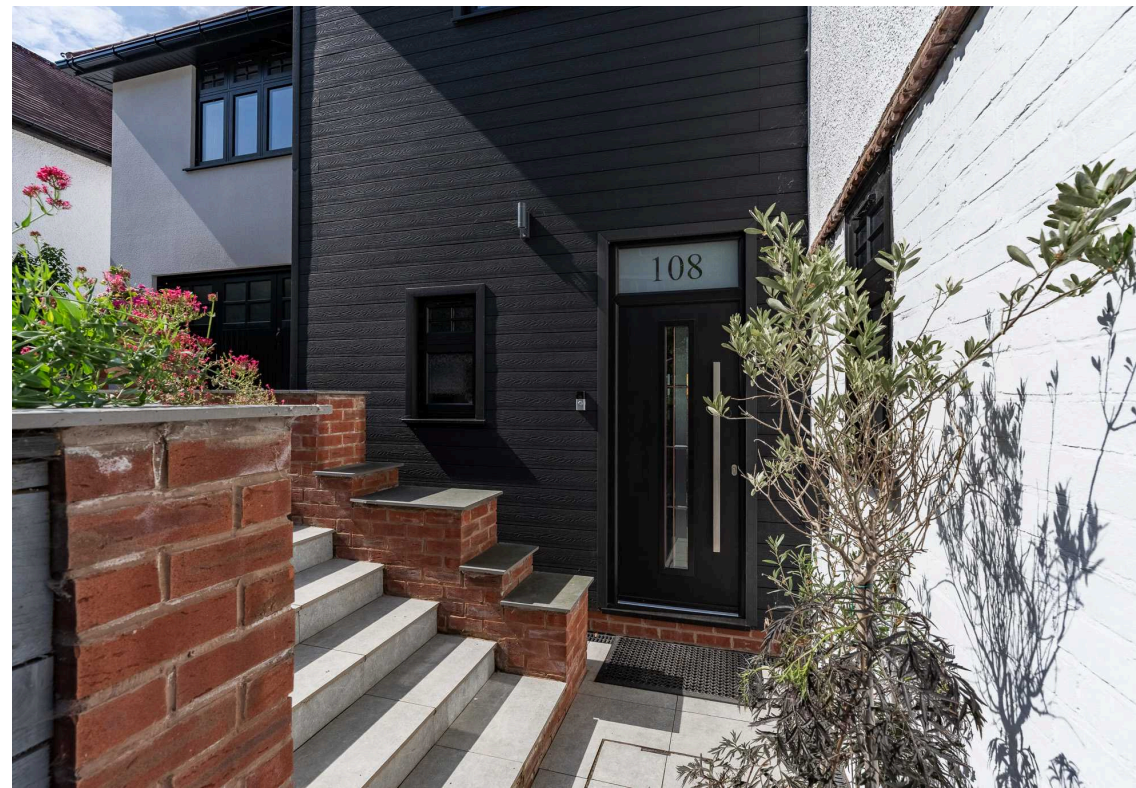
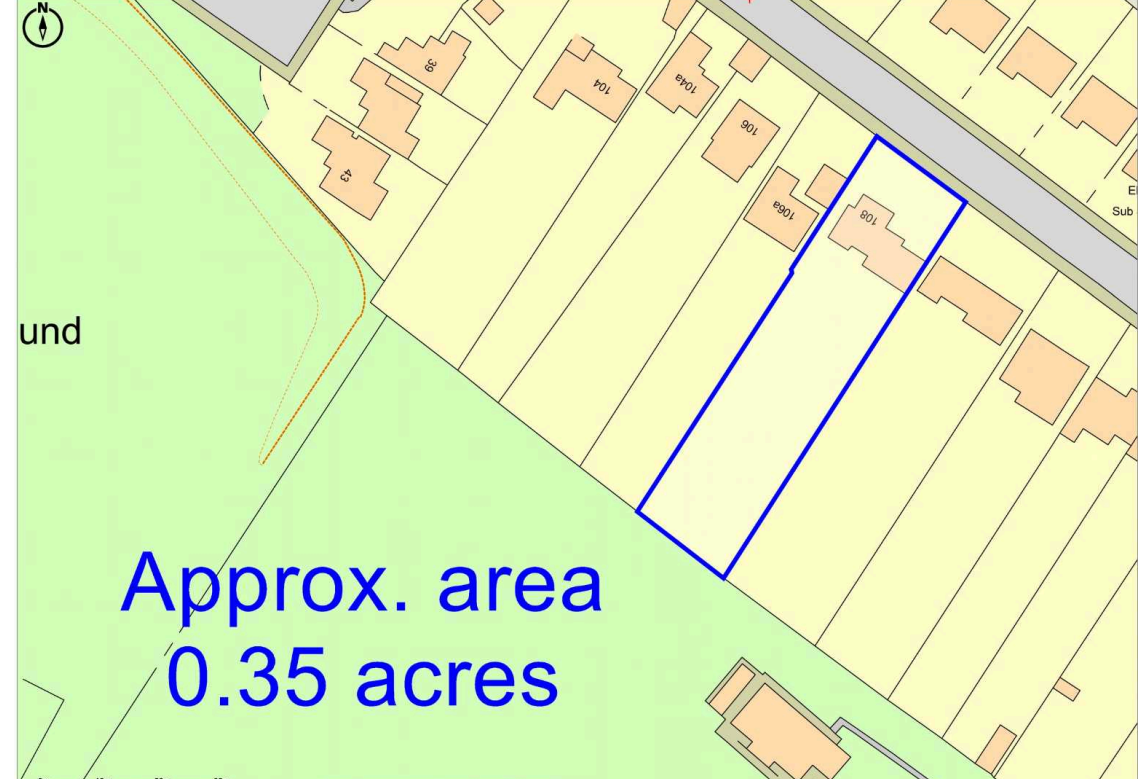
Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

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 very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band E



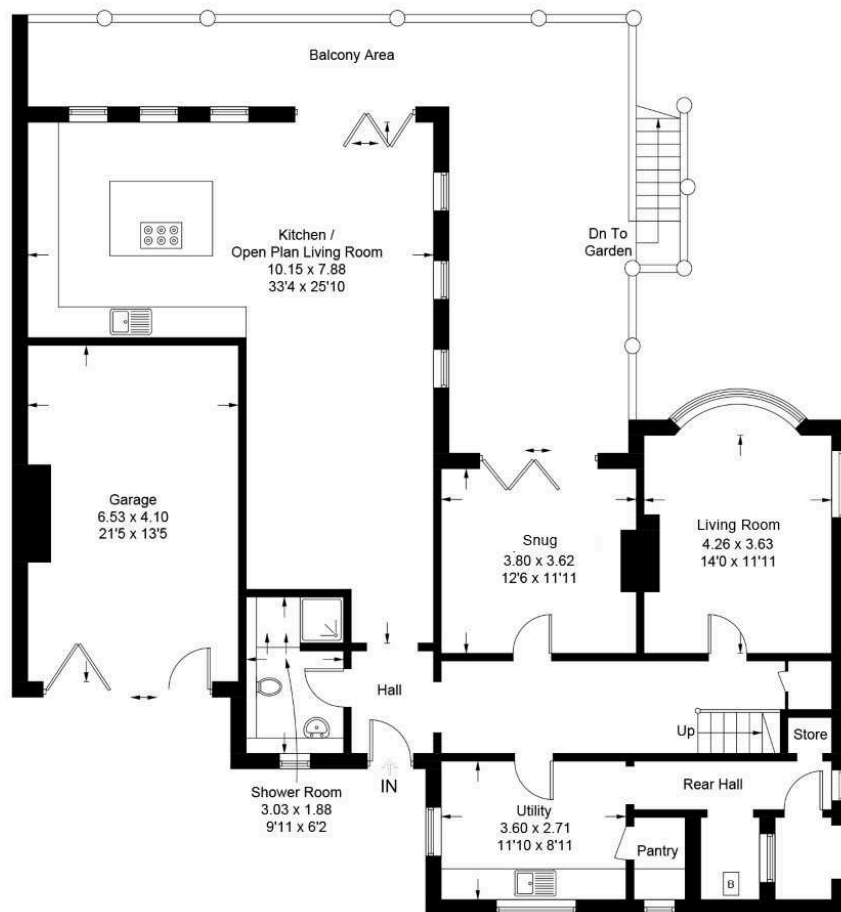
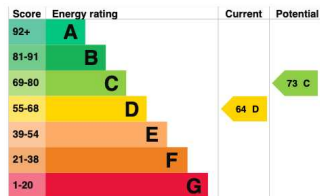
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Approximate Gross Internal Area = 245.7 sq m / 2645 sq ft

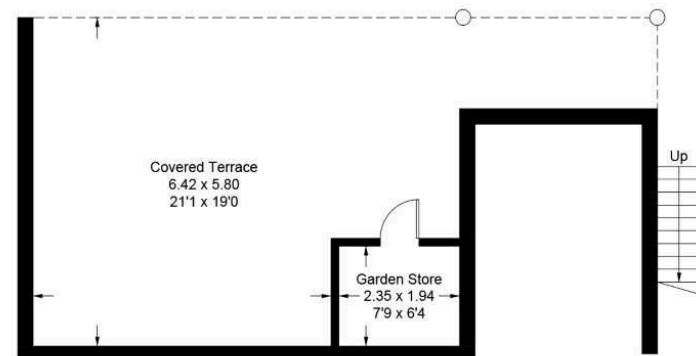
Garage = 27.3 sq m / 294 sq ft

Garden Store = 4.6 sq m / 49 sq ft

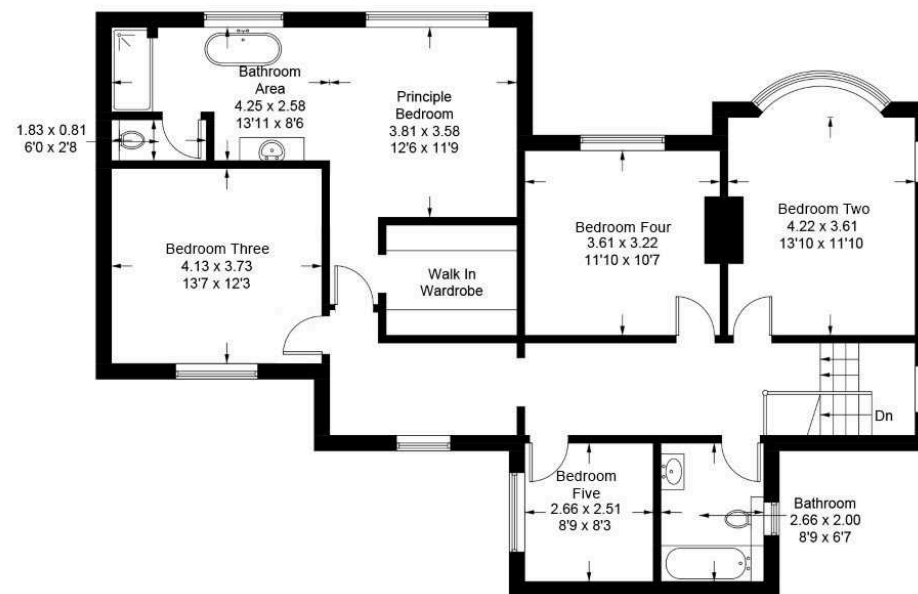
Total = 277.6 sq m / 2988 sq ft



Ground Floor



Lower Ground Floor



First Floor

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

