



# Britannia Square

Worcester | WR1 3DH



# Britannia Square

Worcester  
WR1 3DH

A rare opportunity to acquire a meticulously restored and refurbished Grade II listed Regency townhouse in Worcester's prestigious Britannia Square Conservation Area, acclaimed by Sir Nikolaus Pevsner as one of the finest examples of early 19th-century urban planning in the West Midlands. Beautifully combining architectural authenticity with high-specification contemporary living, this exceptional home offers elegant and versatile accommodation, private parking and landscaped gardens, discreet secondary "Cosy Glazing" from Mitchell & Dickinson, and elevated views towards Pitchcroft Racecourse and the riverside, together with further potential to expand and adapt if required.

## Location:

Situated within Worcester's prestigious Britannia Square Conservation Area, this exceptional Regency townhouse enjoys a peaceful yet highly convenient setting close to the city centre. A sanctuary of birdsong and historic calm, it is strategically positioned for those who want immediate city-centre access without the usual urban compromise.

Nearby amenities include Worcester Racecourse, Swan Theatre and The Hive, together with excellent shopping, leisure and dining facilities.

The property is well placed for highly regarded schools including RGS Worcester and The King's School Worcester. Worcester Foregate Street station is within walking distance, while Worcester Parkway provides wider national rail connections, and the M5 motorway is readily accessible via Junctions 6 and 7.

## Accommodation Comprising Of:

Ground Floor: Reception Hall • Reception Room • Drawing/Dining Room • Study

Lower Ground Floor: Rear Hall • Kitchen/Breakfast Room • Cloakroom • Utility Room • Garden Room

First Floor: Principal Bedroom • Dressing Area • En Suite • Bedroom Two • Family Bathroom

Second Floor: Bedroom Three • Attic Storage

## Ground Floor Accommodation:

The Reception Hall immediately reflects the home's refined Regency character, showcasing original detailing and a fine turning staircase with mahogany





crossbanded handrail rising elegantly to the first floor.

The principal Reception Room is beautifully proportioned with high ceilings, decorative cornicing, engineered oak flooring and large sash windows overlooking the Square, creating a wonderfully light formal entertaining space. A Regency marble fireplace with decorative cast iron insert provides a striking focal point. Double doors open into the Drawing/Dining Room, which enjoys views across the courtyard and gardens beyond. Architectural details include a Regency fireplace, moulded plaster alcove and bespoke cabinetry discreetly concealing an electric dumb waiter. A separate Study with fitted floor-to-ceiling cupboard offers an ideal home office, completing the ground floor accommodation.

#### Lower Ground Floor:

This level combines practicality with timeless style as the everyday family living space. The Rear Hall gives access to the courtyard and includes bespoke understairs storage together with a Cloakroom with streamlined WC and distinctive inset circular wash hand basin.

The Kitchen/Breakfast Room forms the heart of the home, fitted with bespoke cabinetry, granite worktops, double Belfast sink and a traditional gas-fired AGA set within an elegant mantelpiece. Integrated appliances include a Neff oven and induction hob with concealed extractor, while dual-aspect sash windows provide excellent natural light and garden views.

To the rear, the Utility Room offers additional bespoke storage, wooden worktops and a Belfast sink. The adjoining Garden Room is flooded with natural light from roof glazing and French doors opening directly onto the courtyard terrace, creating a relaxed everyday sitting space with a strong connection to the garden.

#### First Floor Accommodation:

The Dressing Area with floor-to-ceiling wardrobes leads into the impressive Principal Bedroom, featuring high ceilings, sash windows overlooking the Square and an original fireplace. The En Suite Shower Room is finished with marble-effect tiling, rainfall shower, white WC and streamlined hand wash basin with chrome fittings.

Bedroom Two is another generous double room with fitted wardrobes, traditional fireplace and elevated views towards the racecourse and riverside. The Family Bathroom includes Kohler sanitary ware, bath with rainfall shower over, double hand wash basin, streamlined WC and high-quality ceramic tiling.

#### Second Floor Accommodation:

The Second Floor provides a charming third double bedroom with roof windows, exposed beam and excellent attic storage opposite, ideal as a guest suite, teenager's room or additional workspace.





**Outside:**

Set behind wrought iron gates, the property benefits from a gravelled driveway with EV charging point and side access to the rear garden, offering secure and convenient off-street parking in this central location, a rarity on Britannia Square.

The landscaped south-westerly rear garden features paved terraces, a pond and water feature, mature apple, cherry and plum trees, and beautifully established planting. Characterised by three distinct patio seating areas that follow the sun from morning until dusk, the garden offers a rare combination of privacy, greenery and indoor-outdoor flow for a heritage city residence.

Steps to the rear lead directly towards the racecourse and riverside walks, further enhancing the property's unique position.



Services: Mains electric, water, gas and drainage.

Council Tax: Worcester District Council Band G

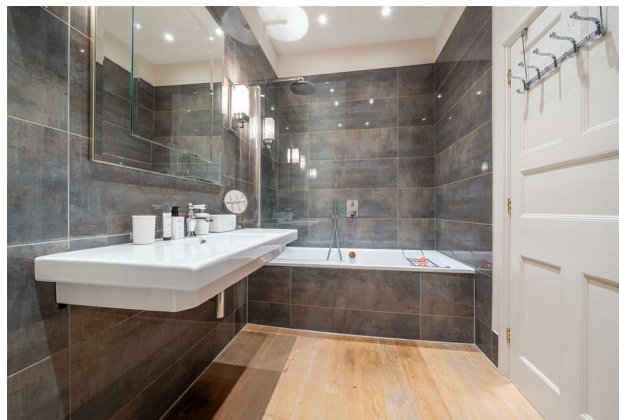
Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

**Administration Deposit:**

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

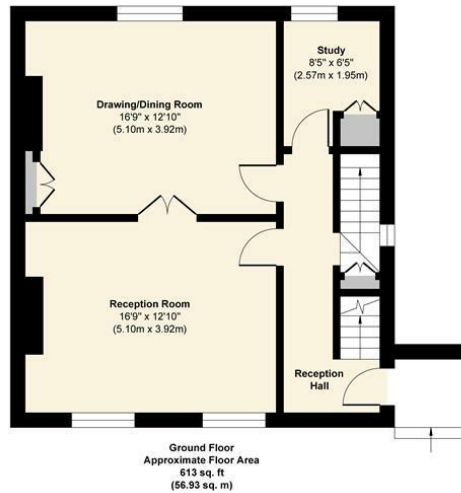
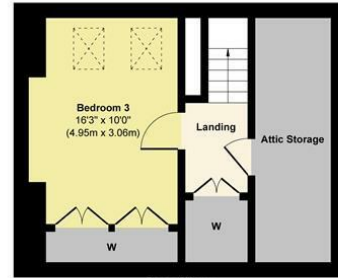
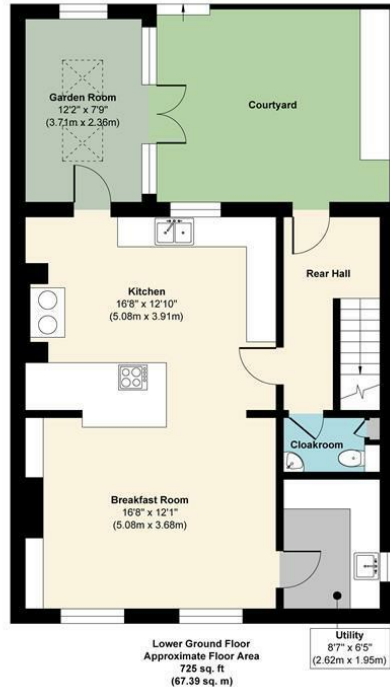


RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



Viewings strictly by appointment only via RJ Country Homes- 01905 691043 or [contact@rjcountryhomes.co.uk](mailto:contact@rjcountryhomes.co.uk)





**Approx. Gross Internal Floor Area 2283 sq. ft / 212.10 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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 documentaries 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, acreages, 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.