

Andrew Grant
PRESTIGE & COUNTRY



Moorcroft

Lower Broadheath, WR2 6RL



Moorcroft

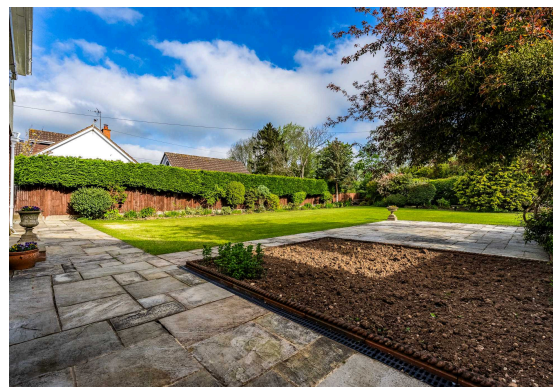
Broadheath Common, Lower Broadheath, WR2 6RL

4 Bedrooms 2 Bathrooms 2 Reception Rooms

“A distinguished family home in Lower Broadheath offering generous living space, mature gardens and a prime village location with excellent access to Worcester and beyond...”

Scott Richardson Brown CEO

- Spacious four bedroom detached home with versatile reception rooms.
- Generous principal bedroom with ensuite and bay window offering far-reaching countryside views.
- Two well-appointed bathrooms and cloakroom supporting family living.
- Light-filled kitchen with doors opening to the garden.
- Large utility and boot room with additional WC.
- Expansive landscaped garden providing a private outdoor retreat.
- Sweeping driveway offering plentiful parking and access to the garage.
- Situated in sought-after Lower Broadheath close to Worcester, schools and transport links.



2173 sq ft (201.8 sq m)



The approach

The property is set back centrally within its grounds, approached through a gated entrance that opens onto a wide gravel driveway. A circular lawn provides a striking focal point, bordered by mature hedging that creates a sense of arrival. The frontage of the house is framed with climbing greenery and a paved pathway leads directly to the front door, offering an inviting first impression. The positioning of the garage to the side of the property ensures both practicality and balance.



The kitchen

The kitchen is a generous and welcoming space designed with both practicality and enjoyment in mind. A feature range cooker forms the centrepiece with a tiled backdrop, while extensive cabinetry and work surfaces provide excellent storage and preparation areas. Natural light fills the room from the large window and glazed doors that open directly onto the garden, and from here there is convenient access to the utility and a secondary cloakroom.





The dining room

Spanning the width of the home, the dining room is generously proportioned and filled with natural light from the dual-aspect windows, the bay window from the front and the new patio doors at the rear. A feature fireplace creates a focal point and enhances the character of the room and there is direct access to the garden terrace. This room provides an inviting setting for both everyday family life and entertaining.





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Digitally Furnished for Illustration Only



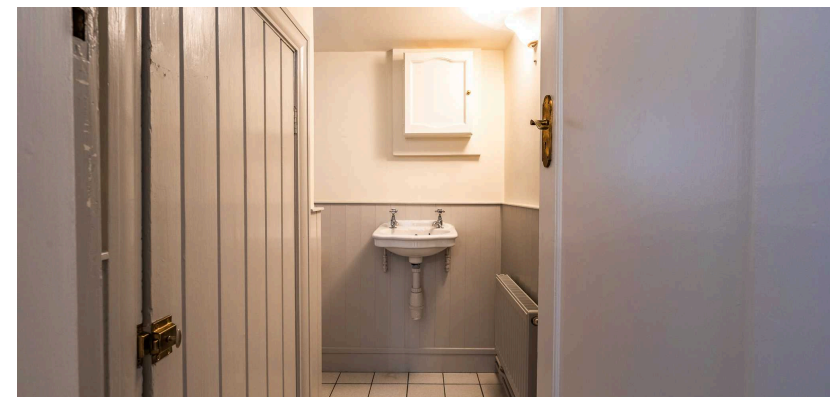
The sitting room

The sitting room is generously proportioned and filled with natural light throughout the day from the wide south-facing bay window. The original feature fireplace creates an attractive focal point and adds character to the room. The layout offers excellent versatility, making it an inviting space for both family living and entertaining. Its position at the front of the property provides a welcoming atmosphere and extensive countryside views.



The cloakroom

The cloakroom is set just off the hallway, providing practical facilities with a WC and wash hand basin. Its central location ensures easy access for both residents and visitors, enhancing the everyday functionality of the ground floor and adding an extra level of convenience to the home.





The principal bedroom

The principal bedroom occupies an enviable position at the front of the home and is a true highlight of the first floor. Generously proportioned, it is enhanced by a wide bay window that frames far-reaching countryside views and fills the room with natural light throughout the day. The layout is well designed to provide both comfort and practicality, complemented by direct access to an en suite. This impressive bedroom creates a welcoming retreat, ideal for rest and relaxation.





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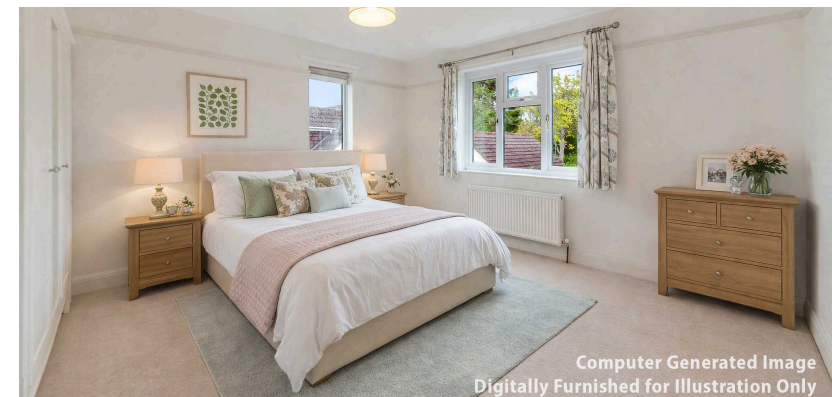
The principal en suite

The principal bedroom is complemented by its own en suite, providing both privacy and convenience. The en suite is fitted with a bath and overhead shower, WC and wash basin, offering a well-designed space for day-to-day use. A window allows natural light to flow in, creating a bright and practical setting.



The second bedroom

The second bedroom is an excellent double room positioned to the rear of the home. With dual windows drawing in natural light, it presents a comfortable and inviting space. The proportions allow for flexibility in layout, making it well suited as a restful retreat or a versatile family bedroom. Its location provides an attractive outlook and a sense of privacy, enhancing its appeal as a welcoming part of the first floor.

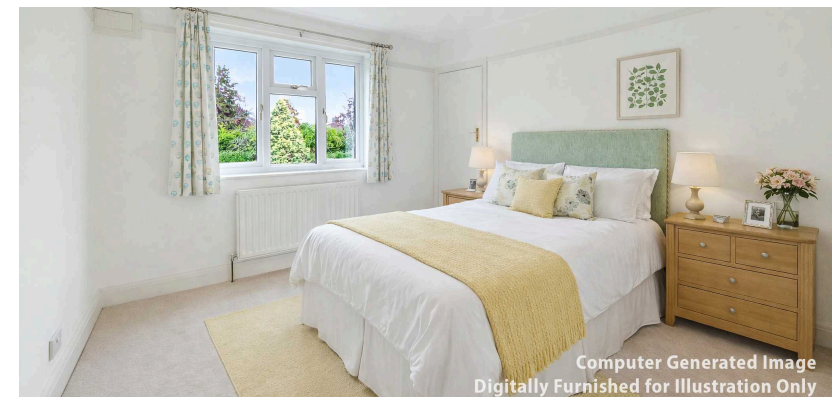


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The third bedroom

The third bedroom is well proportioned and positioned at the rear of the house. It benefits from views of the gardens and plenty of natural light. This room provides flexibility, making it equally suitable as a comfortable bedroom or an inviting guest room. Its location close to the family bathroom enhances its practicality, creating a convenient and versatile space within the home. A walk-in wardrobe provides a further useful storage space.





The fourth bedroom

The fourth bedroom is positioned at the front of the property and enjoys exceptional views across the West Worcestershire countryside. Its proportions make it a versatile space, well suited for use as a comfortable bedroom, nursery or study. With its convenient location alongside the other bedrooms, it forms part of a practical and well-balanced first floor layout.



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The family bathroom

The family bathroom is generously sized and thoughtfully arranged, providing ample space for everyday use. It includes a fitted bath with overhead shower, with natural light filtering through the window. A large built-in airing cupboard offers practical storage, and its position between two bedrooms ensures both comfort and convenience for the household.





The rear garden

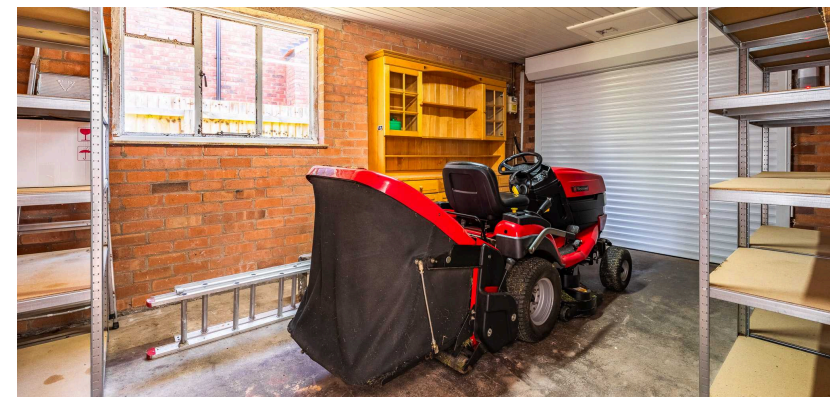
The large rear garden provides an impressive outdoor setting with a wide expanse of lawn bordered by mature greenery, offering both privacy and a sense of tranquillity. A generous paved terrace extends directly from the house, creating the perfect space for outdoor dining and entertaining. The thoughtful layout ensures a wonderful balance of open lawn and established planting, ideal for family use, entertaining and relaxation.





The garage and utility room

The garage provides secure parking and valuable storage, accessed by a modern roller door. From here, a generously sized utility room offers a dedicated space for laundry and organisation. An adjoining boot room contains ample storage and a WC and basin. This well-planned arrangement enhances practicality and ensures the household benefits from functional spaces that support both family life and entertaining.





The driveway and parking

The property is approached through a gated entrance leading onto a wide gravel driveway that creates an impressive and welcoming first impression. A generous sweep of lawn sits centrally, framed by mature hedging that provides a good degree of privacy. The substantial driveway provides extensive parking for numerous vehicles, and gives direct access to the garage, ensuring both practicality and ease of use.



Location

Lower Broadheath is a highly regarded village situated just three miles from Worcester city centre. The village is best known as the birthplace of Sir Edward Elgar and benefits from a welcoming community with access to local shops, pubs and open countryside.

Families are well served by reputable schools, including Broadheath CE Primary Academy and several excellent secondary and independent schools within Worcester itself.

For commuting, the property is conveniently positioned with quick access to the A44, A4103 and M5 motorway. Worcester's two railway stations provide regular services to Birmingham, Cheltenham, Hereford and London Paddington.

The city of Worcester offers a wide range of amenities including shopping, dining, leisure facilities and the historic Cathedral. The nearby Malvern Hills and surrounding countryside provide outstanding opportunities for walking and outdoor pursuits.

Services

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

Broadband: 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).

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 F.



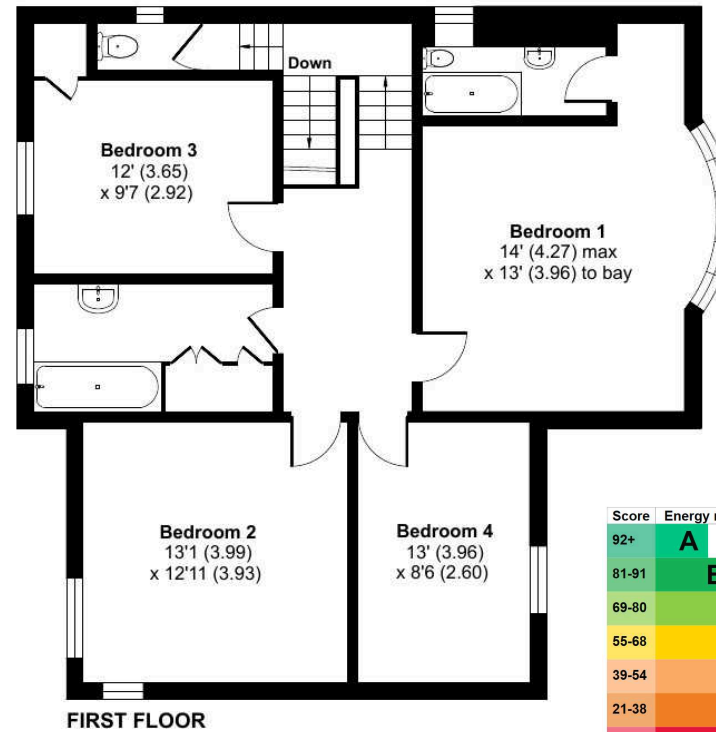
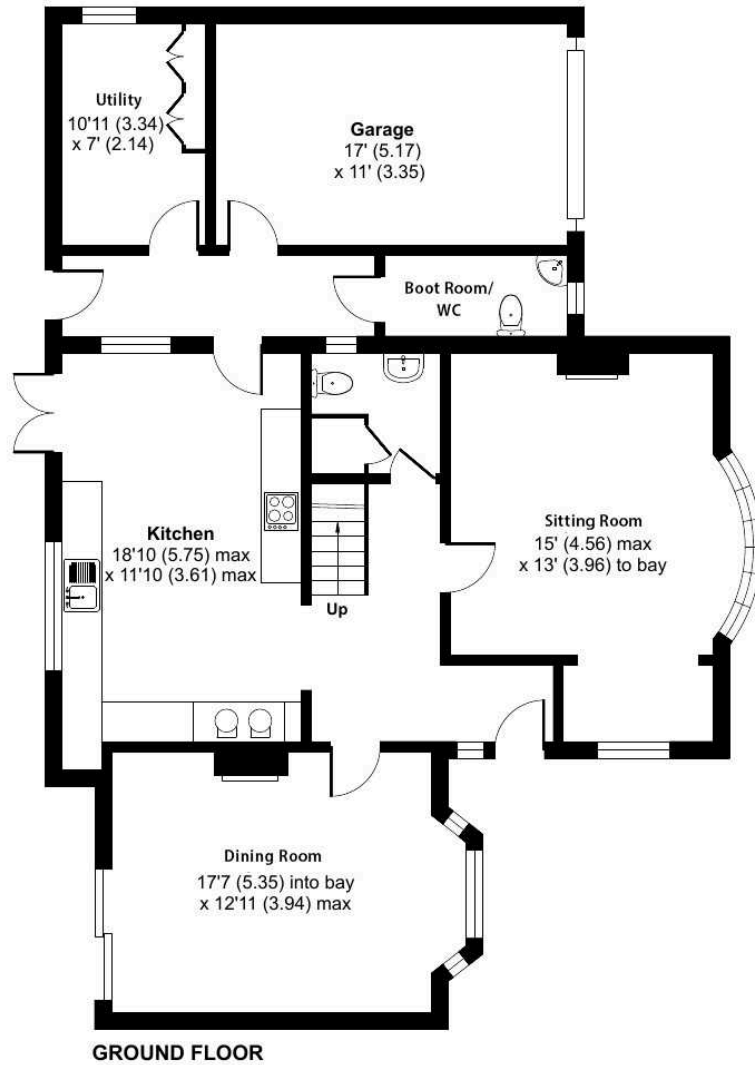
Lower Broadheath, Worcester, WR2

Approximate Area = 1982 sq ft / 184.1 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 2173 sq ft / 201.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1349836



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Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720

E. prestige@andrewgrant.com

andrewgrant.com