



62a Battenhall Road
Worcester | Worcestershire | WR5 2BP

 FINE & COUNTRY

62A BATTENHALL ROAD



An impressive five-bedroom detached family home including a self-contained annexe, situated on Battenhall Road, within one of Worcester's most desirable residential areas and a conservation area setting. Built in 1980 and subsequently extended and comprehensively improved, including a new roof to the extension, and new doors and windows throughout, the property offers spacious and versatile accommodation. The beautifully established and private wraparound gardens are a particular highlight, featuring newly laid Indian sandstone terraces, a heated swimming pool with air-source heat pump, and a contemporary aluminium veranda, creating an exceptional space for entertaining and relaxation. Further benefits include a double garage, ample driveway parking and fibre broadband connectivity.



Ground Floor

Stepping through the front door of 62a Battenhall Road, you are welcomed into an entrance hallway, with a guest cloakroom/WC and useful downstairs storage. To the left, the hallway opens into a beautifully appointed kitchen, centred around a generous island with breakfast bar seating. The kitchen benefits from a range of integrated appliances and dual-aspect views, with a picture window overlooking the garden and a door providing direct access outside.

From here, the accommodation flows seamlessly into the dining room, which in turn leads into the large sitting room. Two sets of glazed sliding doors open directly onto the patio and veranda, enhancing the sense of space and providing direct access to the garden.

A rear hallway provides access to a useful utility room, shower room and fifth bedroom. This area benefits from its own external access, offering excellent potential for use as a self-contained annexe, guest accommodation or private home office.

The rear hallway also leads into a fabulous garden room, with feature fire for those cosy evenings. Floor-to-ceiling picture windows make the most of the views across the garden, while double doors open directly towards the swimming pool, making this a particularly impressive space for relaxing and entertaining throughout the year.





Seller Insight

“ From the moment you arrive, this exceptional home reveals a rare combination of scale, character and tranquillity. Generous rooms, unusually high ceilings and large windows create an atmosphere of light and space, while the private heated swimming pool and beautifully landscaped garden introduce an almost resort-like quality to everyday life.

The garden is undoubtedly one of the home's defining features. Professionally designed and planted with more than 1,000 individual plants, it offers a constantly changing backdrop throughout the seasons, alongside dedicated areas for wildlife, a mini orchard, wildflowers and productive planting. More than 50 species of birds have been spotted here, testament to the garden's established and biodiverse character.

At the heart of the outdoor experience is the heated swimming pool, providing the opportunity for early-morning swims, relaxed afternoons and evening dips from spring through to autumn. The veranda creates another inviting extension of the home, offering a sheltered setting for morning coffee, summer lunches or late-night drinks, whatever the weather. Meanwhile, the garden room provides a peaceful retreat, particularly atmospheric when watching rain fall across the garden.

Inside, the property has been thoughtfully renovated to combine comfort and practicality with its distinctive character. The extensive improvements include a new kitchen and utility room, three renovated bathrooms, renewed flooring and decoration, improved insulation, a new boiler and radiators and replacement windows and doors. The existing extension has also been comprehensively renovated, including a new roof, while the swimming pool has benefited from significant upgrades to its liner, pumps, pipework, heating system, cover and cleaning equipment.

The flexible accommodation lends itself equally well to family life and working from home, with spaces that can readily adapt to individual requirements. A versatile area that was built as a self-contained annexe currently provides pool changing facilities, shower, utility and boot room space, while offering potential for alternative uses.

Perhaps most compelling is the sense of escape. Despite being within easy walking and cycling distance of Worcester city centre, the property feels private, peaceful and remarkably removed from urban life. Battenhall itself has a leafy, village-like character, while restaurants, shops, riverside walks, parks and everyday amenities are close at hand, with excellent road and rail connections for commuting further afield.

This is a home designed to be lived in rather than simply admired – where the garden becomes an extension of the living space, where a morning swim can replace the daily commute, and where city convenience and complete privacy coexist in rare harmony.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The first floor is thoughtfully arranged to provide four well-proportioned bedrooms, together with a contemporary family bathroom. The principal bedroom features fitted wardrobes with a cleverly concealed entrance to the ensuite shower room, and a large picture window fills the room with natural light.











Outside

62a Battenhall Road is approached via a private tarmac driveway, which leads to a turning bay and provides ample off-road parking in front of the property and its double garage. The approach is framed by lawned gardens to either side of the driveway, with large established trees and shrubs to give privacy from the road.

The rear of the property is complemented by an impressive, beautifully landscaped south-facing garden, thoughtfully designed to provide a variety of spaces for relaxing, entertaining and enjoying the outdoors. A generous lawn is surrounded by mature planting and established borders, creating a wonderfully private and secluded setting. Several seating areas are positioned throughout the garden, including a pergola, as well as a kitchen garden and garden shed. Stepping stones meander through the mature planting towards the far end of the garden, revealing a series of secluded and enchanting garden areas.

A heated outdoor swimming pool provides an exceptional focal point, while an elevated patio immediately adjoining the house offers an ideal space for outdoor dining and entertaining, with direct access from the main living accommodation. Steps ascend from the patio to further landscaped gardens extending to the side of the property, as well as a side access to the garage. The combination of mature planting, lawns, entertaining terraces and the pool creates a truly impressive outdoor environment, offering an exceptional extension of the living space.









LOCATION

Battenhall offers an enviable blend of village charm and city convenience, with its leafy streets, peaceful surroundings and strong sense of community creating a wonderfully welcoming atmosphere. Despite this tranquil setting, Worcester city centre is within easy walking or cycling distance, providing an excellent choice of restaurants, bars, shops and everyday amenities. The surrounding area is equally appealing for outdoor pursuits, with pleasant walking and cycling routes leading from the doorstep towards the River Sever and Diglis, while nearby Battenhall Park provides children's facilities and sports amenities. With convenience shops close at hand and Waitrose particularly accessible, Battenhall combines the best of both worlds: a peaceful, community-focused setting with the city on the doorstep.

The M5 motorway is accessed via J7. Worcester provides for ready access to Birmingham (30 miles) and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport (38 miles) and the M40 for onward travel to London (133 miles). The M5 south also provides for commuting to Cheltenham (25 miles), Gloucester (28 miles) and Bristol (62 miles).

Two Worcester railway stations are within easy walking distance of Battenhall Road. In addition, Worcestershire Parkway railway station is situated to the east, only 4 miles from the property, offering direct trains to London and other regional centres such as Edinburgh and Cardiff.

The property is exceptionally well placed for access to a range of highly regarded schools. Blessed Edward Oldcorne Catholic College is situated adjacent to the property, while Red Hill and Cherry Orchard primary schools are both within easy walking distance, as is a local sixth form college. The King's School Worcester is also close by, with its sports fields just around the corner, while the renowned RGS Worcester and RGS Springfield are conveniently located within the city.

For days out and recreation, the property is ideally placed for enjoying some of the region's most beautiful countryside, with outstanding walking and outdoor pursuits across the Malvern Hills, Cotswolds, Welsh Borders and Brecon Beacons. For those looking to escape to the coast, the Somerset coastline, including Bream and Weston-super-Mare, is within reach, while the Glamorgan Heritage Coast offers spectacular destinations such as Dunraven Bay.





Material Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Worcester

EPC: Rating C

Property Construction: Standard construction (brick and block, tiled roof and rubber flat roofs)

Electricity Supply: Mains

Water Supply: Mains

Drainage and Sewerage: Mains. The surface water drains into the back garden.

Heating: Mains gas-fired central heating

Broadband: Ultrafast full-fibre broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

Parking: Double garage and driveway parking for several vehicles.

Total Internal Floor Area: 2,185 sq ft

Additional Information

Situated in a conservation area. Trees on the property subject to a tree preservation order.

Google Nest smart system for the heating.

Title Information

The property is split over two titles. The neighbouring property has legal rights to use existing foul and surface water drainage connections beneath the property.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

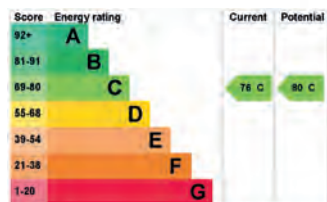
Saturday 9.00 am - 1.00 pm



Ground Floor



First Floor



Battenhall Road, Worcester
Total area: 203m² / 2185ft²



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 09.10.2026





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