



FAIR VIEW

SWINTON LANE, HANBURY PARK
WORCESTER



FAIR VIEW — A CLASSIC FIRST IMPRESSION

Set within exceptional mature gardens extending to around one third of an acre, this beautifully presented classic 1930s detached home enjoys a highly sought after position along Swinton Lane, directly opposite Worcester Golf & Country Club. From the moment you arrive at Fair View, there is an immediate sense of calm and privacy — a home that feels timeless and elegant, with classical proportions enhanced by thoughtful modern touches.

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SO WELCOMING

A charming canopy porch opens into a light-filled and generous reception hall, creating a real sense of arrival and setting the tone for the rest of the house. Finished with Spanish ceramic floor tiling, this welcoming space draws you gently through the home, offering a tantalising glimpse of the beautifully landscaped garden beyond the kitchen / family room.

Traditional features such as walk-in bay windows, picture rails and dado rails sit comfortably alongside tasteful modern additions, including recessed downlighting, Art Deco-style internal doors and chrome ironmongery — a carefully judged balance that respects the home's heritage while keeping it fresh and current.

LIVING & ENTERTAINING

The sitting room is a wonderfully restful retreat, flooded with natural light and opening to the rear garden through French doors set within a full-height bay window. Whether it's quiet evenings by the fire in winter or relaxed weekends with the doors thrown open in summer, this is a room that adapts beautifully to every season, with the fireplace providing a cosy focal point.

Complementing this is the separate dining room, a well-proportioned and versatile space ideal for entertaining, family meals or simply curling up with a book. From here, there's another lovely outlook — this time across the enclosed front garden, thoughtfully designed with specimen trees and neatly clipped Yew hedging to create a sense of privacy and year-round structure.





THE HEART OF THE HOME

At the centre of the house lies the kitchen / family room — a sociable practical space designed very much with modern living in mind. Fully integrated Neff appliances sit neatly within elegant Laura Ashley in-frame cabinetry, arranged around a central island with a breakfast bar and a quartz work surface.

A particular highlight are the hand-built American White Ash wall cupboards and display shelving above the sink area, adding mellow warmth and character. With direct access to the garden, this space works effortlessly for both everyday family life and entertaining. A utility room, understairs cupboard and cloakroom, ensure the home is as functional as it is beautiful.

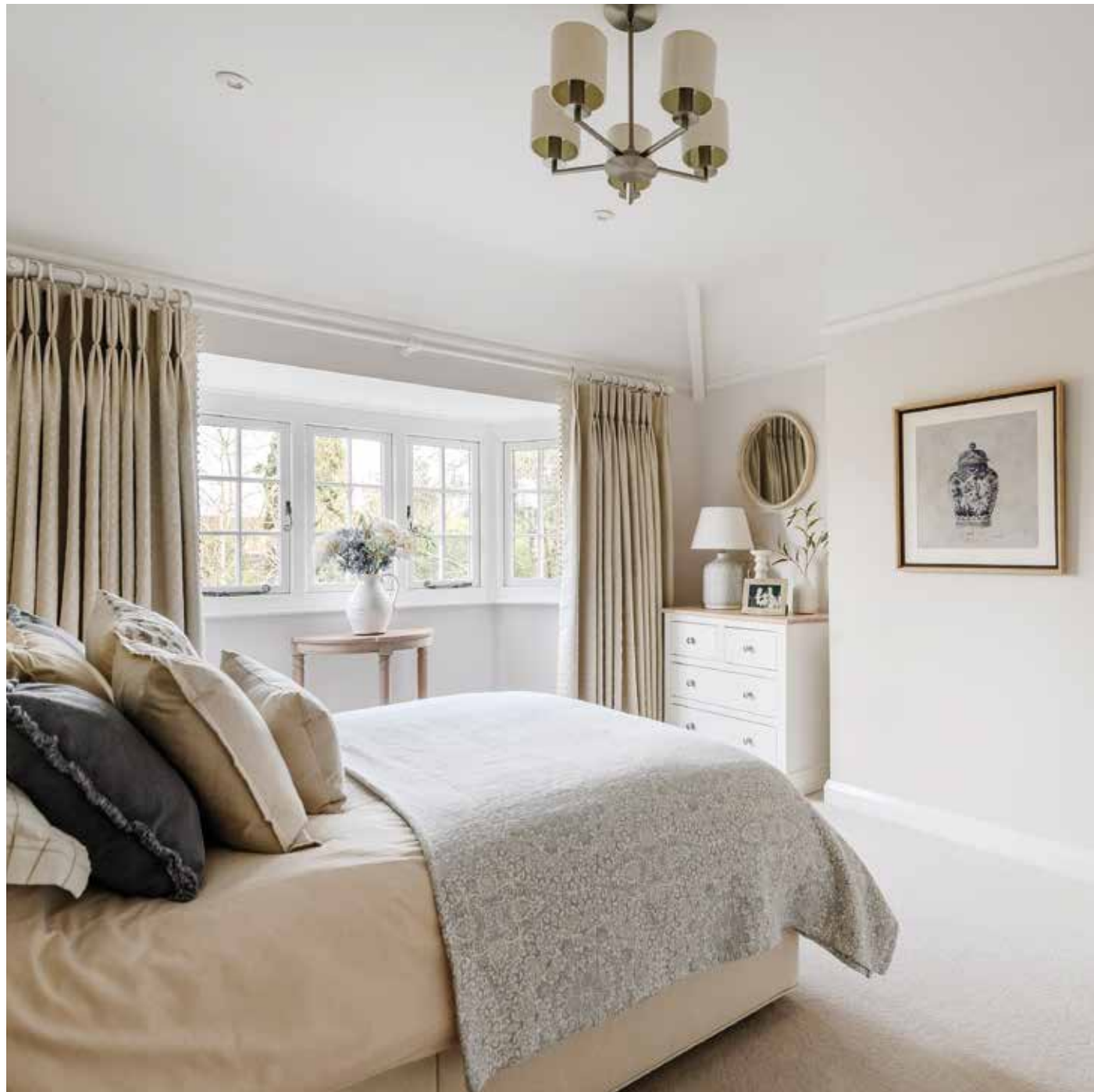




AND SO TO BED...

Upstairs, the accommodation is arranged around a light and airy landing, comprising three delightful bedrooms, each enjoying leafy views to the outside and a sense of privacy. These are served by a smartly appointed shower room, refitted to a high specification in 2018 — crisp, contemporary and quietly luxurious.





FOR THE GREEN-FINGERED

The gardens are, quite simply, a standout feature — generous, established and wonderfully private, with mature planting providing colour, structure and interest throughout the seasons.

To the frontage, a low brick wall and Yew hedging create privacy and a sense of tradition. Mature planting, a majestic Cedar tree and a neat front lawn provide an attractive setting, while the driveway offers off-road parking and access to the garage with its pretty 1930s style folding timber door.

The beautiful rear garden unfolds in a series of thoughtfully designed sections, each framed by hedging and a number of specimen trees including Magnolias, Silver Birches, Blue Atlas Cedars, Beeches, Pines and a striking London Plane.

Planting includes a carefully curated mix of evergreen and deciduous shrubs, alongside David Austin roses, creating texture and seasonal variation. Mains-powered garden lighting allows the views to be enjoyed long into the evening, adding atmosphere all year round.



THE PRACTICALITIES

The property benefits from all mains services, gas-fired central heating to radiators, uPVC double glazing, as well as modernised electrics and plumbing throughout.

In Summary

An elegant, immaculately finished home in one of Worcester's most desirable residential locations, Fair View offers classic 1930s charm, a layout which flows brilliantly and generous mature gardens - a home that feels comfortable, stylish and easy to live in.



WHERE TO GO WHEN YOU NEED:



Coffee or brunch: Willow Barn at Bennetts Farm is a short walk away for coffee and cake, while Worcester City Centre offers a wealth of independent cafés for everyday meet-ups.



Dinner out: Walk to Ego at Manor Farm for an evening meal or head into Worcester, which offers everything from riverside restaurants to cosy bistros and relaxed dining in The Cathedral Plaza.



Fresh air & walks: Enjoy leisurely walks along the River Severn, easily reached via the footbridge at Lower Wick — perfect for morning strolls or peaceful evenings. The outlook across Worcester Golf & Country Club, directly opposite the house, adds a wonderful sense of space and a network of footpaths leads through the course into the nearby countryside.



Everyday essentials: You're perfectly placed for convenience, with the M&S garage, Co-op in Lower Wick and Sainsbury's in St. John's just a short walk away. For a bigger shop, Worcester offers all major supermarkets including M&S Foodhall, Tesco, Aldi, Asda, Lidl and a large Waitrose.



Golf: Worcester Golf & Country Club with its beautiful parkland style 18 hole course and popular tennis club is immediately opposite the house. Worcester Golf Range is also close by at Lower Wick.



Gym & fitness: The newly opened 24 hour D1 Gyms and Blueprint are both within a short walk. The city offers many other options from David Lloyd Worcester to boutique studios, yoga classes and riverside running routes.



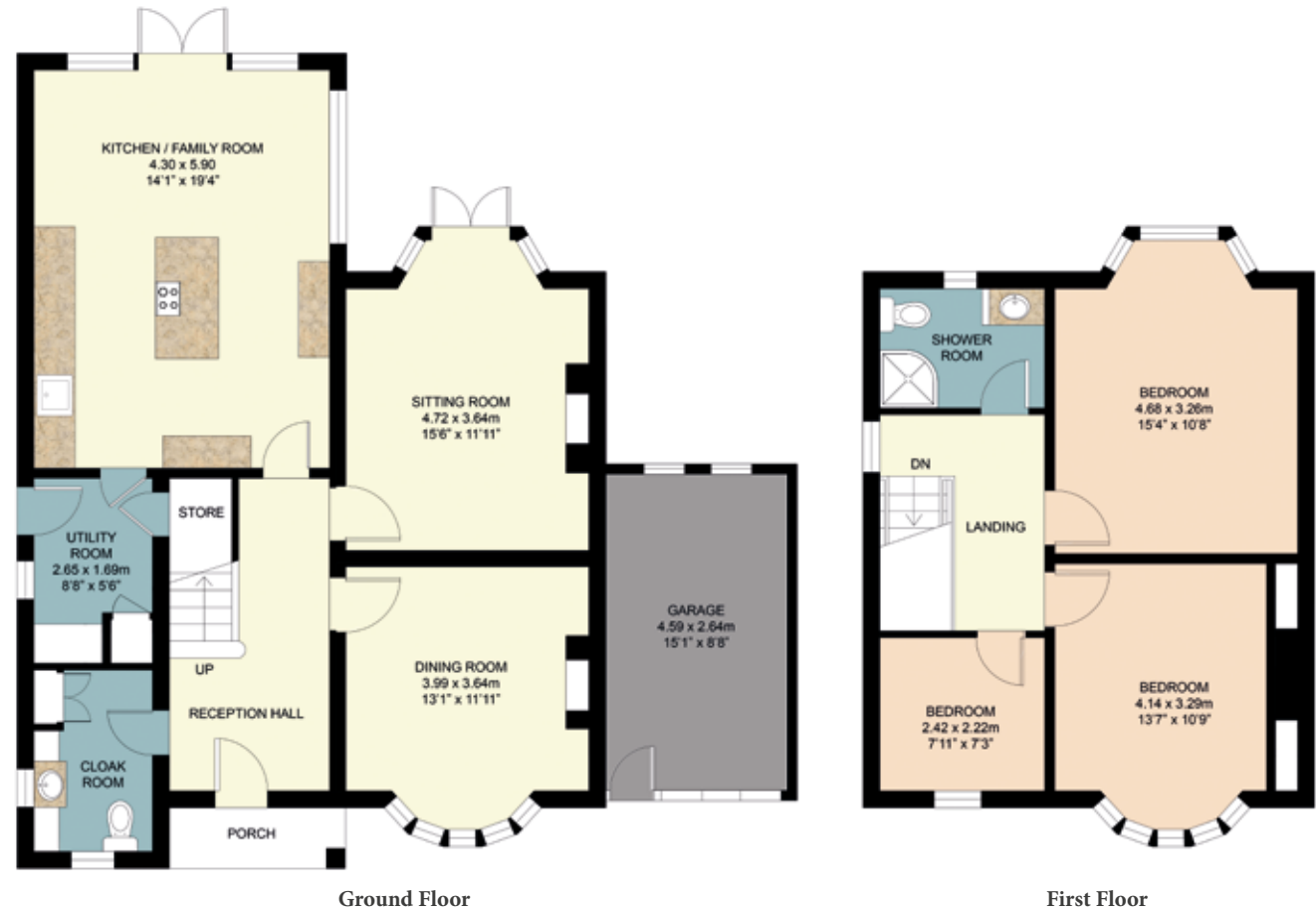
Schools: The area is exceptionally well served for both state and independent schooling. Pitmaston Primary School (Ofsted 'Outstanding' in all areas) is within walking distance, while RGS Worcester and The King's School Worcester are both located in easy reach, making Swinton Lane a particularly popular choice for families.



Getting around: Excellent road links connect to the wider Worcestershire countryside, the Malvern Hills and the M5, while Worcester's train stations and the nearby Worcestershire Parkway offer direct services to Birmingham and London.



Approx. Internal Area (inc. Garage 12 sq.m / 132 sq.ft):
142 sq.m / 1,525 sq.ft



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The Finer Details...

- Tenure: Freehold
- Services: All mains services. Gas-fired central heating to radiators via Hive system
- Local Authority: Worcester City Council
- Council Tax: Band E
- Broadband: Ultrafast available
- EPC Rating: D (Potential B)

Agent's Note: The vendor of this property is an employee of Stowhill Estates



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