



Andrew Grant  
PRESTIGE & COUNTRY

52 Battenhall Road  
Worcester, WR5 2BQ





# 52 Battenhall Road

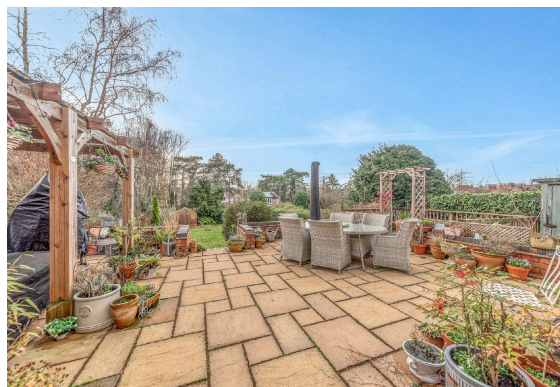
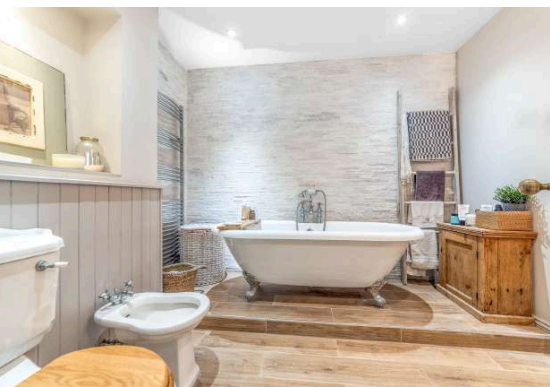
Worcester, WR5 2BQ

4 Bedrooms    3 Bathrooms    3 Reception Rooms

“Substantial period family home on Battenhall Road offering elegant accommodation across three floors, generous gardens, ample parking and a prime Worcester location...”

Scott Richardson Brown CEO

- Substantial period residence offering versatile family accommodation, with the addition of a useful cellar.
- Elegant reception rooms and character features reflecting the home's original architectural quality.
- Four well proportioned bedrooms complemented by dressing areas, study space and multiple bathrooms.
- Flexible upper-floor layout including study and bathroom, ideal for home working or independent use.
- Deep, mature rear garden with terrace, lawn and established planting providing privacy and scale.
- Gated driveway with block paving and off-road parking for several vehicles.
- Highly sought-after Battenhall location close to Worcester city centre, respected schools, amenities and transport links.



3498 sq ft (325 sq m)





## The kitchen

Forming the heart of the home, the kitchen breakfast room sits within the substantial rear extension and provides a generous, well organised space for everyday living and entertaining. Arranged around a central island, the layout offers extensive preparation surfaces, integrated storage and space for informal dining.







The room connects directly with the wider family and dining area, creating a sociable setting that works equally well for busy family life or hosting on a larger scale. From here, doors open onto the terrace, linking the interior with the garden beyond and reinforcing the sense of space and flow throughout this part of the house.





## The dining area

Positioned within the open plan rear extension, the dining area provides a defined yet connected space for both everyday meals and larger gatherings. Its proportions comfortably accommodate a substantial table while maintaining a natural relationship with the kitchen and family seating areas. With direct access to the terrace beyond, this area forms a natural hub for social use and reinforces the strong connection between the house and the garden.





## The living area

The living area completes the open plan arrangement at the rear of the house, offering a comfortable and well proportioned space for everyday relaxation. It provides a natural setting for family life while remaining clearly defined within the wider layout. The room works equally well as a retreat for quieter moments or as part of a larger entertaining space when hosting. With access through to the terrace and garden, it reinforces the sense of connection between indoor living and the established outdoor setting.





## The sitting room

The sitting room is a generous formal room positioned to the front of the house, offering a refined setting for everyday use and more traditional entertaining. Its proportions allow for flexible furniture placement while retaining a clear sense of balance and comfort. A central fireplace provides a natural focal point and reinforces the period character of the room. Set apart from the open plan rear spaces, this room offers a quieter environment suited to relaxed evenings or receiving guests.







## The dining room

The dining room is positioned to the front of the house and suited to more traditional entertaining. A feature fireplace provides a clear focal point and reinforces the period character found throughout the property. Set apart from the open plan living spaces to the rear, this room offers a dedicated setting for formal meals and occasions.





## The utility

The utility room provides a practical and well arranged support space positioned off the kitchen, keeping everyday tasks neatly separated from the main living areas. Designed with storage and work surfaces, it accommodates appliances while maintaining clear circulation, supporting the day to day operation of the house.





## The principal bedroom and dressing room

The principal bedroom is a substantial and well proportioned room positioned on the first floor, offering a calm and private retreat within the house. A feature fireplace provides a natural focal point and a dedicated dressing room sits alongside, providing excellent storage and a defined transition between the sleeping area. From here, access is given to a large en suite bathroom, creating a cohesive suite that is well suited to long term family living.

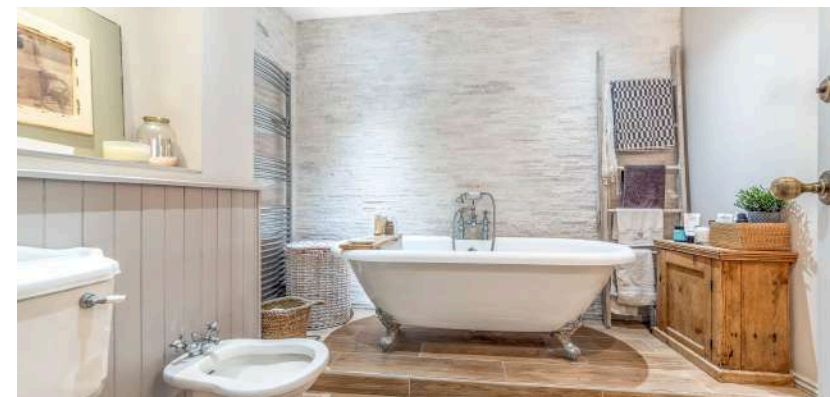






## The principal en suite

The principal en suite bathroom is a generous and thoughtfully arranged space, forming an integral part of the main bedroom suite. It is fitted with a freestanding bath, a separate walk-in shower, WC and wash basin, allowing for flexibility in daily use. Positioned directly off the dressing room, it completes the suite in a practical and well balanced manner, suited to long term family occupation.







## The second bedroom

The second bedroom is a well proportioned double room, offering comfortable accommodation for family or guests. The room benefits from the convenience of an en suite shower room and dressing room, providing a degree of privacy that suits both everyday use and visiting guests. Positioned away from the principal suite, it forms a flexible and practical bedroom within the overall arrangement of the house.







## The dressing room and en suite

Complementing the second bedroom, the dressing room provides a distinct and versatile space, a period fireplace forms a characterful focal point, reinforcing the heritage of the house while allowing the room to function as storage, a private sitting area or an occasional additional room. The en suite shower room is positioned on the opposite side of the bedroom and is arranged with aWC, wash basin and walk-in shower.







## The third bedroom

The third bedroom is a large double room arranged on the upper floor, offering flexible accommodation suited to family use or guests. The room connects through to an adjoining space, creating scope for a combined sleeping and study arrangement or an extended bedroom suite if desired. This adaptability makes it a valuable addition to the overall layout of the house.











## The fourth bedroom

The fourth bedroom provides a comfortable and versatile room suited to a range of uses, working equally well as a guest bedroom or for family use, offering flexibility within the upper level arrangement. Its position contributes to the sense of separation and privacy from the principal accommodation below.





## The second floor study and bathroom

The second floor study provides a flexible workspace, well suited to home working or study. Its proportions allow for desk furniture and storage while retaining a comfortable sense of space, with the potential to be used as an occasional sitting room if required. Adjacent to this is a well appointed bathroom with a bath with shower over, WC and wash basin, serving the upper floor bedrooms and enhancing the practicality of this level.







## The garden

The garden is a notable feature of the property, offering a generous and mature outdoor space that extends well beyond the immediate rear of the house. A broad terrace sits directly behind the rear elevation, providing an ideal setting for outdoor dining and entertaining while enjoying elevated views back across the garden. Beyond this, the lawn unfolds into a wide and private space bordered by established planting, hedging and trees, creating a strong sense of seclusion.











## The driveway and parking

The property is approached via an attractive driveway that immediately sets the tone for the house. Brick pillars open onto a wide block-paved drive, providing off-road parking for several vehicles and a strong sense of arrival. The drive sweeps past a central area of lawn and mature planting, with established hedging and trees creating privacy from the road.





## Location

52 Battenhall Road occupies a highly regarded position within the Battenhall area of Worcester, an established and sought-after residential neighbourhood known for its tree-lined roads and period properties. The location combines a quiet, residential feel with excellent access to the city's amenities.

Worcester city centre lies within easy reach, offering a wide range of shops, cafés, restaurants and cultural attractions, including the cathedral and riverside walks along the Severn. The area is particularly well served for education, with a strong selection of both state and independent schools nearby, making it a popular choice for families. Local amenities, including convenience shops and recreational spaces, are close at hand, while more extensive facilities can be found in the city centre.

Transport links are a further advantage. Worcester Foregate Street and Shrub Hill stations provide regular rail services to Birmingham, London and the wider Midlands, while the nearby M5 motorway offers straightforward road access north and south. This balance of connectivity, schooling and everyday convenience makes Battenhall Road one of Worcester's most desirable addresses.

## Services

Services are TBC.

## Council Tax

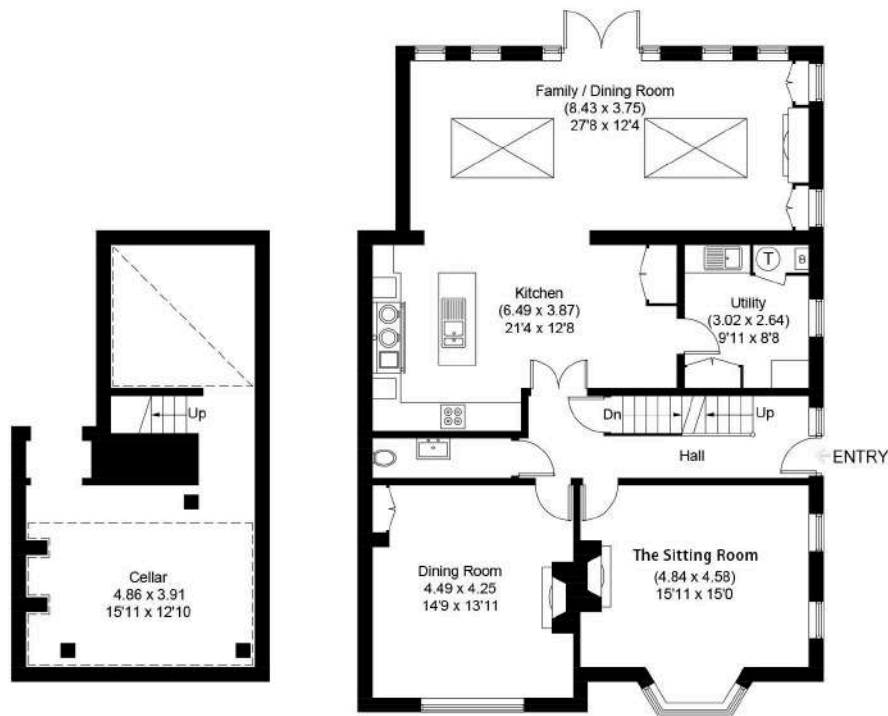
The Council Tax for this property is Band F





# Battenhall Road

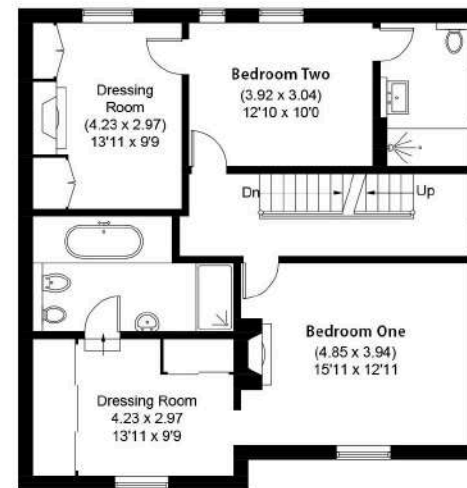
Approximate Gross Internal Area  
 Lower Ground Floor = 35.9 sq m / 386 sq ft  
 Ground Floor = 120.1 sq m / 1293 sq ft  
 First Floor = 85.5 sq m / 920 sq ft  
 Second Floor = 83.5 sq m / 899 sq ft  
 Total = 325 sq m / 3498 sq ft



Lower Ground Floor

Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



