



**208 Henwick Road**

Worcester, WR2 5PF

**Andrew Grant**

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**4 Bedrooms   4 Bathrooms   2 Reception Rooms**

A striking detached home offering contemporary living, expansive river views and superb indoor-outdoor flow in the heart of Worcester.

- Beautifully presented detached property offering spacious and versatile accommodation throughout, perfect for modern family life.
- Impressive open-plan kitchen and living areas filled with natural light, ideal for entertaining and everyday comfort.
- Luxurious principal bedroom suite featuring a striking vaulted ceiling, extensive glazing and a stylish open en suite bathroom.
- Generous tiered rear garden with mature trees, landscaped terraces and peaceful views over the River Severn, providing a tranquil outdoor retreat.
- Private drive with ample off-road parking and a secure carport beneath the house, ensuring convenience and practicality.
- Prime location, close to excellent schools, local amenities and easy transport links for commuters and families alike.

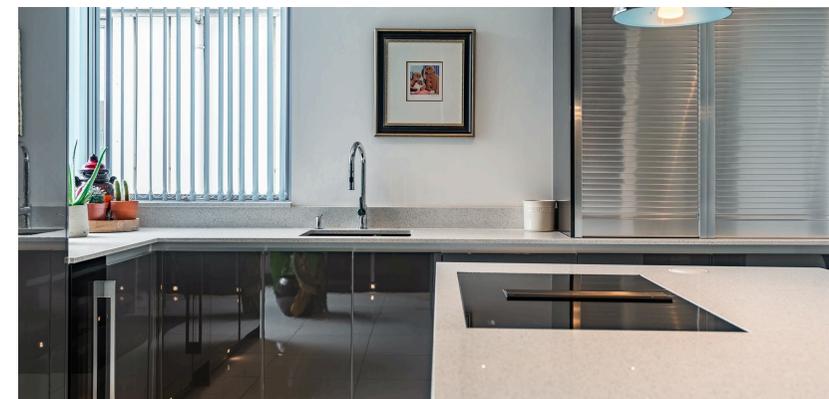
4481 sq ft (416.9 sq m)





## The kitchen

This sleek modern kitchen is beautifully finished with high-gloss cabinetry and integrated appliances for effortless entertaining and daily living. The central island offers plenty of preparation space while pendant lighting adds an elegant touch. Large windows ensure this space is always bright and welcoming with views onto the leafy surroundings.





## The dining area

The dining area sits comfortably within the open-plan living zone, making it ideal for family gatherings and dinner parties. Sitting between the kitchen and living room areas, this dining area provides the perfect setting to host guests or enjoy family meals.





## The living room

The living room is a spacious relaxing hub with generous seating space and access to the balcony terrace through bi-fold doors. Clean lines, spotlights and views of greenery and the River Severn create a calming environment, perfect for entertaining or quiet evenings by the fire.





## The living room balcony

Step straight from the bright, stylish living space onto this spacious balcony, designed to maximise the spectacular river and treetop views. With plenty of space for relaxing or entertaining, and panoramic vistas across the River Severn and rolling countryside beyond, this balcony truly brings the outdoors in.







## The office

Flooded with natural light from the sliding patio doors onto the main balcony, sleek white tiled floors and mirrored wardrobes enhance the sense of space. Thoughtfully designed with ample built-in storage and a comfortable seating nook, this modern home office is a productive yet relaxing retreat. The room also is serviced by a handy cloakroom accessed via the hallway.



## The master bedroom

The principal bedroom is a real sanctuary with vaulted ceilings and expansive glazing offering garden and tree-top views. There is ample built-in storage and the room flows effortlessly into a stylish open en suite area with a freestanding bath.





## The master bedroom en suite

The master bedroom en suite is designed with a touch of luxury and practicality. It features a sleek double vanity with stylish bowl basins and illuminated mirrors, adding a spa-like ambience. The rich plum cabinetry provides ample storage while complementing the high-end finishes. A large, frameless walk-in shower creates a modern focal point, perfectly paired with quality fixtures and fittings.





## The master bedroom balcony

Step directly from the master bedroom onto your private balcony, where you're greeted by panoramic views stretching across the River Sever and the lush treetops beyond. This balcony truly extends the living space, offering an idyllic spot to unwind and appreciate the peaceful natural surroundings, right from the comfort of your bedroom retreat.



## Bedroom two

Bedroom two is a charming space with its own mezzanine storage or dressing area above and an adjoining bathroom. Ideal for guests or as a versatile home office or hobby room, with views out the front of the property and lots of light.





## Bedroom two en suite

The en suite to bedroom two is finished to a high standard, featuring elegant marble-effect wall panels that create a luxurious feel. A full-size bath with a shower offers the best of both worlds, while the sleek vanity unit with an integrated basin and illuminated mirror adds modern convenience. Thoughtful touches like the chrome fixtures, built-in storage and contemporary finishes make this space feel stylish yet practical.



## Bedroom three

Bedroom three is an excellent double with access to a balcony looking over the front of the property, space for storage and additional furniture. The sliding patio doors keep it bright, making it perfect as a guest room or for family.



## The family bathroom

The family bathroom continues the modern theme with a walk-in shower, contemporary basin and subtle lighting. A practical layout makes it suitable for busy family life. This bathroom has Jack and Jill doors and can be accessed via the master bedroom, making it extremely useful for everyone in the home.





## The utility

A practical and spacious utility room provides extra storage, laundry appliances and a sink area.

Direct garden access keeps muddy boots and washing organised and separate from the main living space.



## The studio annexe

The studio annexe offers a bright open-plan layout combining a well-appointed kitchen, comfortable living space and a practical dining area. The modern kitchen is finished with sleek white cabinetry and integrated appliances, providing everything needed for independent living. The adjoining living and dining space benefits from large windows and doors that draw in plenty of natural light and bring the outdoors in.





This open-plan arrangement makes the annexe ideal for relaxing, hosting friends or enjoying cosy evenings at home, with enough flexibility to adapt to different needs. This inviting annexe also includes a peaceful bedroom area with built-in storage and a comfortable double bed. A dedicated desk nook is thoughtfully positioned near the window, making it an inspiring spot for working from home or study, with garden views to keep you feeling connected to nature.





## The studio annexe bathroom

The stylish bathroom in the annexe is well finished with contemporary fittings and a practical layout. A large walk-in shower enclosure and modern vanity unit offer convenience and storage, while crisp white tiling and good lighting create a fresh, clean feel. This self-contained shower room ensures the annexe remains completely independent and easy to maintain, providing all the comforts you'd expect for guests or family members staying longer term.



## The lower patio

The lower patio beneath the house is a sheltered, partially enclosed space that feels private and peaceful. Surrounded by lush greenery, it blends nature with structure, creating a relaxing spot to unwind or escape the midday sun. Stairs connect the patio to the garden and main living areas above. This hidden corner is perfect for a hanging chair or a quiet nook for reading, offering a tranquil retreat with views of the surrounding garden foliage.





## The garden

This wonderful garden is a true sanctuary, thoughtfully designed with tiered terraces, mature planting and leafy pathways that draw you down through layers of greenery. Steps framed by lush foliage lead to gravelled walkways bordered by clipped hedging and pockets of colourful planting, towards the striking architecture of the house.





## The garden continued

Sheltered spots and open lawns provide the perfect balance for relaxing, entertaining or enjoying nature throughout the seasons. The lower level opens onto a generous lawn surrounded by mature trees and shrubs, creating a sense of privacy and seclusion while still offering glimpses back up towards the striking architecture of the house. At the end of the garden there is direct access to the river and opportunity to moor - perfect for canoeing and kayaking.



## Location

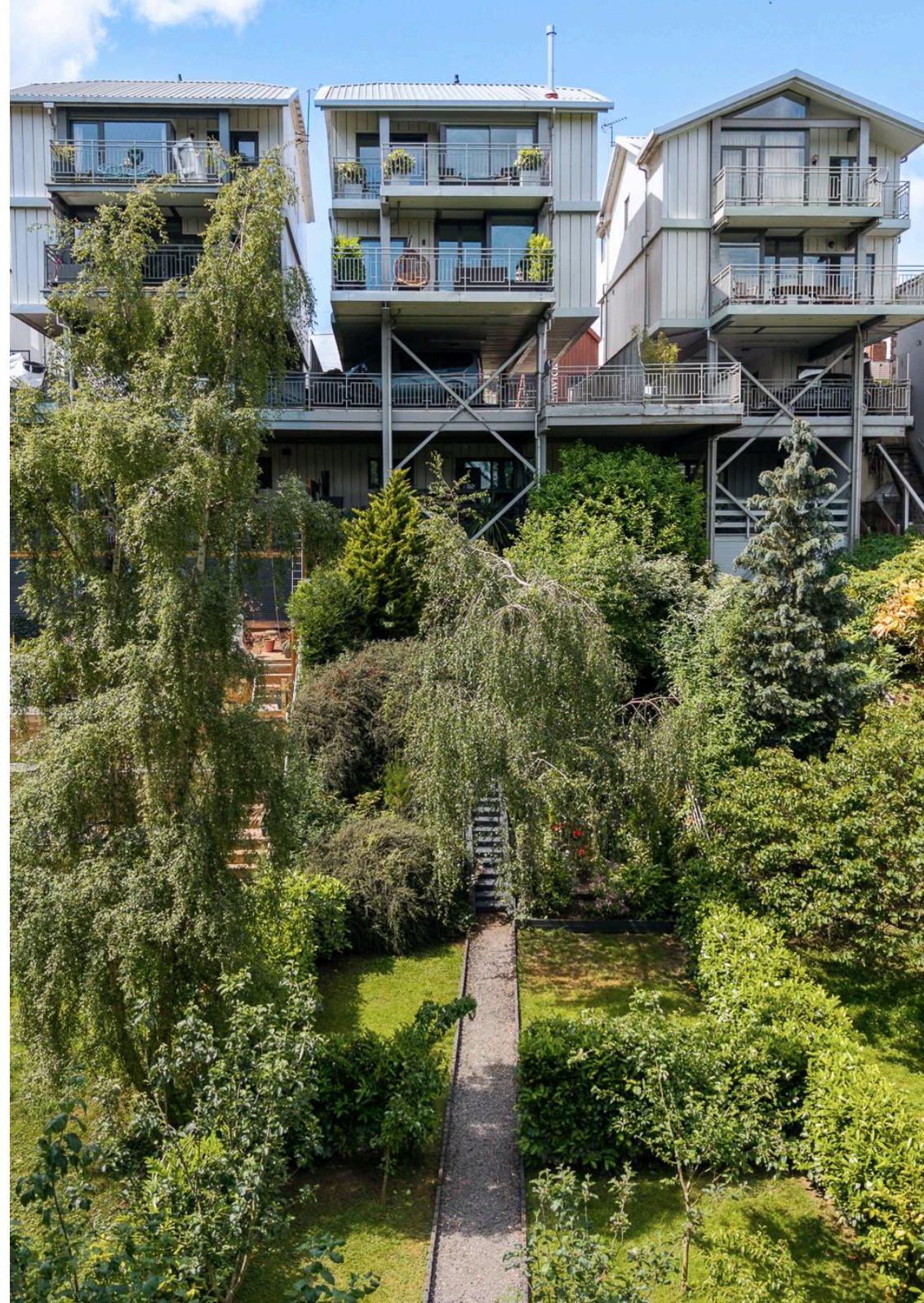
Set in the popular Worcester area, this property is perfectly placed to enjoy all Worcester has to offer. Local amenities include well-regarded schools, shops, cafés and restaurants while the city centre is just a short drive away. Excellent transport links mean you're close to major road networks and Worcester's train stations, making commuting straightforward. Nearby riverside walks and green spaces provide plenty of outdoor leisure options, creating an ideal balance of urban living and countryside access.

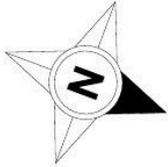
## Services

This property benefits from mains electricity, water and waste, broadband. Two gas-fired boilers, which supply hot water, bathroom towel rails and household under floor heating.

## Council Tax

This property is council tax **band G**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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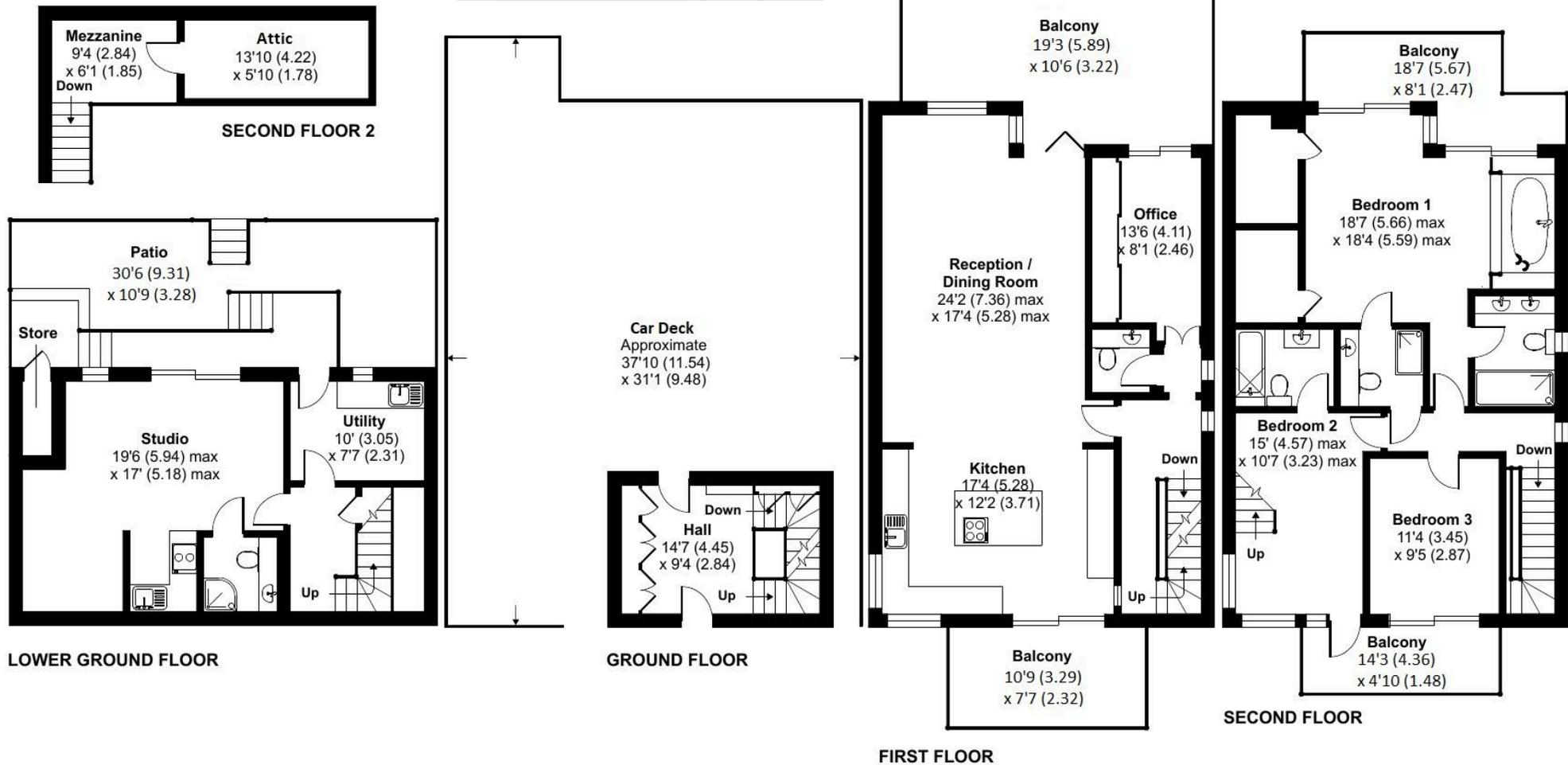
Approximate Area = 2464 sq ft / 288.9 sq m

Store = 11 sq ft / 1 sq m

Car Deck and Balconies = 2012 sq ft / 187 sq m

Total = 4481 sq ft / 416.9 sq m

For identification only - Not to scale



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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