



8 Grandison Gardens

Whittington, WR5 2QW

Andrew Grant

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Whittington, WR5 2QW

5 Bedrooms 3 Bathrooms 2 Reception Rooms

Substantial modern family home offering flexible accommodation across three floors with private garden, detached double garage and excellent village setting close to Worcester city amenities.

- A well-proportioned family home arranged over three floors with five bedrooms and multiple bathrooms, representing one of just two homes of this distinctive design across the development.
- Flexible accommodation including a primary bedroom with en suite and versatile upper floor living.
- An enclosed rear garden with paved seating areas and a level lawn, enjoying a private, non-overlooked aspect ideal for family use and entertaining.
- A generous block-paved driveway providing off-road parking for several vehicles, together with access to a detached double garage, and additional visitor parking conveniently located directly to the front of the house.
- Situated in the sought-after village of Whittington, offering local amenities, reputable schooling and convenient transport links to Worcester.

8 Grandison Gardens is a substantial family home offering generous and flexible accommodation arranged across three floors. The layout includes five bedrooms, a primary suite with en suite facilities and a choice of bathrooms serving each level. The living space is practical and well balanced, supporting both everyday use and entertaining. To the front, the house enjoys an open outlook across a green, natural corridor, contributing positively to the overall setting. Outside, the enclosed rear garden combines paved seating areas with a level lawn, creating a usable and private outdoor setting. A block paved driveway provides off-road parking and leads to a detached double garage, adding valuable convenience. Positioned within the popular village of Whittington, the property benefits from access to local amenities and transport links into Worcester and surrounding areas.

1790 sq ft (166.3 sq m)





The kitchen

The kitchen forms the heart of the home, providing extensive worktop space and a generous range of fitted units, supporting both everyday use and larger scale entertaining. A window overlooks the rear garden, and direct access to the adjoining utility room adds valuable functionality, keeping household tasks discreetly separated from the main living space.





The dining room

Open to the kitchen yet clearly defined, the dining room offers a dedicated space for everyday meals and more formal occasions. Its proportions comfortably accommodate a full sized dining table while retaining a strong sense of flow through the ground floor. A broad window to the front establishes a pleasant outlook and helps anchor the space within the home, making it well suited to family use as well as social gatherings.





The living room

The living room provides a comfortable and well proportioned space for day to day living and relaxation. Glazed doors open directly to the rear garden, creating a strong connection between inside and out and making this an inviting setting for both everyday use and social occasions. Positioned away from the front of the house, the room enjoys a sense of privacy, complementing the more active kitchen and dining areas on the ground floor.







The study and cloakroom

The study provides a quiet and well defined space suited to home working. Its proportions allow for a full desk setup along with additional storage, making it practical for daily use and conveniently placed on the ground floor for flexible use. Set off the hallway, the ground floor cloakroom offers a practical facility for guests and everyday living. Arranged with a wash basin and WC, it is thoughtfully positioned to serve the main living spaces without interrupting the flow of the home.





The primary bedroom

The primary bedroom is a well proportioned and comfortably arranged double room designed for everyday ease. The layout allows space for additional storage alongside the main sleeping area, supporting practical use without compromising flow. An adjoining dressing area leads through to a private en suite shower room, creating a defined suite that feels separated from the rest of the accommodation.







The primary en suite

Serving the primary bedroom, the en suite shower room is arranged to maximise space and day to day practicality. It is fitted with a walk in shower enclosure, wash basin and WC, providing a complete and convenient arrangement for private use.





The second and third bedrooms

The second bedroom is a well sized double room offering flexibility for family living or guest accommodation. Its proportions allow space for a bed and additional storage without compromising on floor space. Also arranged as a comfortable double, the third bedroom provides further versatile accommodation suitable for a range of uses. The room's layout supports both sleeping and storage requirements, making it practical for children, guests or home working.





The bathroom

Serving the first floor bedrooms, the family bathroom is arranged with a panelled bath, wash basin and WC, offering a practical and well balanced layout for everyday use. The proportions allow comfortable movement while keeping fittings clearly defined and accessible.





The fourth and fifth bedrooms

Situated on the second floor, the fourth bedroom is a well proportioned double room that makes effective use of the roofline to create a distinctive and practical living space. The layout comfortably accommodates sleeping and storage requirements, making it suitable for older children, guests or extended family use. Also located on the second floor, the fifth bedroom is a generous and versatile room well suited to a range of uses. Its proportions allow flexibility for sleeping, study or creative pursuits while retaining clear floor space for everyday use.



The shower room

Located on the second floor, the shower room provides a convenient facility to serve the upper bedrooms. The space is arranged with a curved shower enclosure, wash basin and WC, creating a practical and efficient layout for daily use. A roof window introduces additional ventilation and supports the room's functionality, while its position on the top floor reduces reliance on the lower level bathrooms and enhances independence for this part of the house.



The garden

The rear garden offers a well-arranged outdoor space suited to both everyday use and entertaining. A paved terrace extends from the house, providing a defined area for seating and dining, while steps lead to a level lawn. Enclosed and positioned to the rear of the property, the garden enjoys a good degree of privacy and offers a balanced combination of hard landscaping and open space, making it well suited to family life and outdoor enjoyment.







The driveway and parking

The property benefits from a generous block-paved driveway providing off-road parking for up to four vehicles, with clear access to a detached double garage. Additional visitor parking is conveniently located directly to the front of the property, and the driveway is equipped with two 7.4kW electric vehicle charging points, adding further practical convenience for modern family living.



Location

8 Grandison Gardens is set within the popular village of Whittington, offering a well balanced setting that combines a residential feel with everyday convenience. Local amenities are available within the village, while the wider range of shops, services and leisure facilities in Worcester are easily accessible.

For families, Worcester is particularly appealing, with a wide choice of well-regarded schools in both the state and independent sectors, including The King's School, RGS Worcester, and a number of popular primary and secondary schools rated highly by Ofsted. The University of Worcester also adds to the city's lively and welcoming atmosphere.

Worcester is served by three railway stations, Worcester Foregate Street, Shrub Hill, and the newer Worcestershire Parkway, which provide direct services to Birmingham, Cheltenham, Oxford, Bristol, and London Paddington. The M5 motorway is easily accessible, connecting to the wider Midlands and beyond, while Birmingham International Airport is within an hour's drive.

Services

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

Council Tax

The Council Tax for this property is Band F

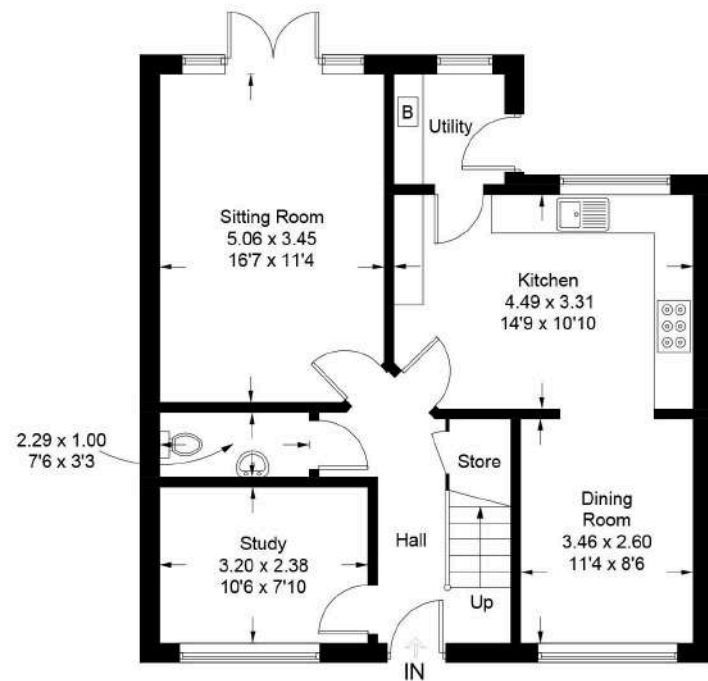


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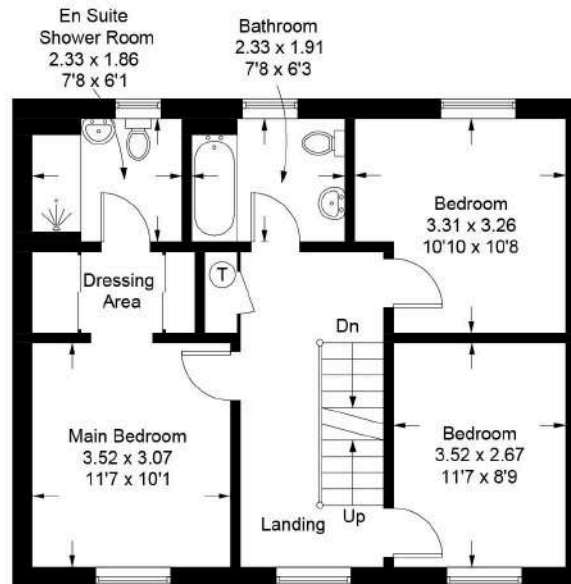
Approximate Gross Internal Area = 166.3 sq m / 1790 sq ft
 Double Garage = 27.3 sq m / 294 sq ft
 Total = 193.6 sq m / 2084 sq ft



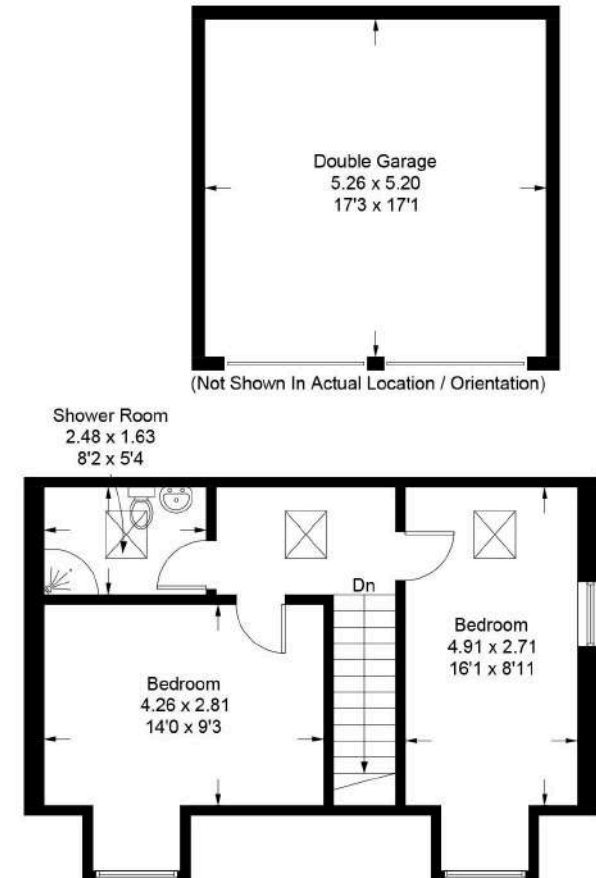
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com