

9 BRITANNIA SQUARE  
WORCESTER



## A LANDMARK GEORGIAN TOWNHOUSE

Occupying a commanding position, within one of Worcester's most beautiful Georgian squares, 9 Britannia Square is an exceptional Grade II Listed townhouse extending to over 3,250 sq. ft across four elegant floors. Built in 1826, the house combines the grandeur and symmetry expected of the Georgian era with intelligent modern upgrades and beautifully restored living spaces that feel both atmospheric and entirely practical for modern-day living.

Located behind a curved brick pathway, the façade immediately sets the tone. It is refined, elegant and quietly imposing.



## THE HALL EVERYONE REMEMBERS

The reception hall is magnificent with its black and white chequerboard flooring, intricate plasterwork and an extraordinary original cantilever staircase that curves elegantly through the centre of the house. It is the kind of entrance hall buyers rarely forget.

Natural light pours down through the stairwell, whilst original archways and deep period detailing create a real sense of theatre and scale. The current owners even retain the original deeds dating back to the 1820s, including a framed handwritten deed from 1835 displayed within the hallway itself. This is a reminder that 9 Britannia Square is not simply a period property, but a genuine piece of Worcester history.

## ELEGANT RECEPTION ROOMS & ENTERTAINING SPACES

The ground floor offers beautifully-proportioned reception rooms that feel both formal and welcoming. The sitting room is wonderfully bright, centred around tall sash windows and a log burner, whilst intricate cornicing and high ceilings retain the elegance expected from a house of this era.

Across the hall, the music room creates a more intimate second reception space and is ideal as a snug, reading room or sophisticated home office. The layout flows naturally, balancing grand entertaining with quieter everyday living.

It's a space that adapts effortlessly — from relaxed mornings to lively evenings with friends.







To the rear, the kitchen and dining area connect directly to the courtyard garden and already function brilliantly as they are, yet the house also offers exciting future potential. Listed building consent and planning permission have already been secured for an extended kitchen design with rooflights and bifold doors opening onto the courtyard, creating the opportunity for a spectacular open-plan family kitchen if desired.



## THE LOWER GROUND FLOOR REIMAGINED

Unlike many Georgian basements, this level feels luxurious rather than secondary. Extensively restored by the current owners, the entire lower ground floor has been tanked externally and fitted with breathable limecrete flooring and underfloor heating, transforming the space into genuinely impressive additional accommodation.

The media room is particularly striking with thoughtfully designed acoustic ceilings, hidden wiring and integrated surround sound to create a true cinema experience. It feels cinematic, cosy and contemporary, offering a brilliant contrast to the home's period architecture above.

Alongside this sits a generous office, and extensive utility and storage space, making this level exceptionally functional for modern family life, home working or long-term flexibility.



## AND SO TO BED...

The upper floors are where the scale of the house truly reveals itself. Arranged over two further levels, the bedroom accommodation is both elegant and versatile, with large sash windows framing leafy views across Britannia Square and towards the racecourse beyond.

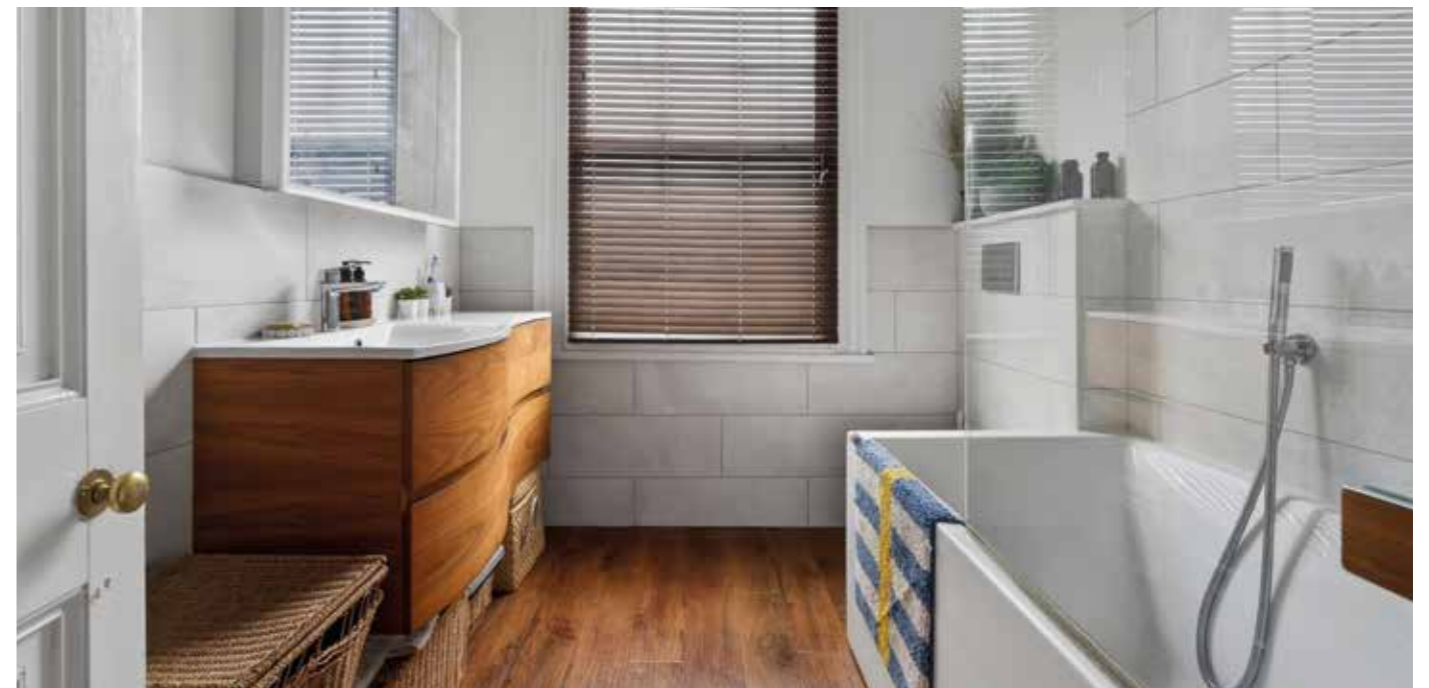
The principal bedroom is a beautifully calm retreat, wonderfully proportioned with impressive ceiling heights, soft natural light and the understated elegance that runs throughout the house. Across the upper floors are five generous bedrooms in total, each with their own individual character and outlook. Several enjoy elevated views over the square, whilst the uppermost rooms benefit from a wonderful rooftop perspective across Worcester.

The curved staircase continues upwards beneath a large rooflight, creating an architectural focal point all the way to the top floor. Combined with the generous landings and original detailing, the upstairs spaces feel every bit as impressive as the reception rooms below.

Bathrooms were fully refitted in 2020, introducing a more contemporary finish whilst remaining sympathetic to the age and style of the home.

Even the loft space has been thoughtfully upgraded and is fully insulated, plasterboarded and lit, offering excellent additional storage and possibilities for the future.







## OUTSIDE SPACE & CITY LIVING

Currently the rear courtyard is used recreationally but equally could be used as private parking, complemented further by residents' permit parking to the front.

Despite being moments from the city centre, the setting feels remarkably peaceful. Worcester Racecourse is almost opposite and becomes an extension of the lifestyle here as it is ideal for morning walks, running or weekend events. Foregate Street

Station is within walking distance, allowing straightforward access to London, Birmingham, Hereford and beyond.

9 Britannia Square is a rare combination: a genuinely grand Georgian townhouse with architectural pedigree, meaningful modern investment and the flexibility to evolve further over time. Elegant yet comfortable, historic yet practical it provides city living at its most characterful.



## WHERE TO GO WHEN YOU NEED:



**Weekly Shop:** Worcester has all the major supermarkets within easy reach, including Waitrose, M&S Foodhall, Sainsbury's, Tesco, Asda, Lidl, and Aldi – making the weekly shop effortless whether you want a quick top-up or a full trolley.



**Dinner and Drinks:** You're spoilt for choice: stylish dining is on the doorstep at Ostlers at Number 1 and Ounce Bar & Kitchen in The Tything. Head to Browns at The Quay for riverside dining, or enjoy a relaxed bite at The Olive Branch. For a country pub escape, The Chequers at Crowle or The Swan at Whittington are within easy reach as well as several other options.



**Walks:** From Britannia Square, you can wander straight to the River Severn for scenic riverside strolls or head through Worcester's historic streets to College Green and The Cathedral. For longer walks, the Malvern Hills are within easy reach by car, offering some of the most breathtaking countryside in the region.



**Milk:** For milk and newspapers, the shopping parade in Barbourne is positioned within a short walk and includes a Sainsbury's Local.



**Gym/Fitness/Tennis:** Living so close to the city means you're spoiled for choice: Topnotch Gym and Anytime Fitness are within walking distance, whilst David Lloyd and Nuffield are a short drive away. There are boutique fitness studios, yoga classes and riverside running routes just moments away.



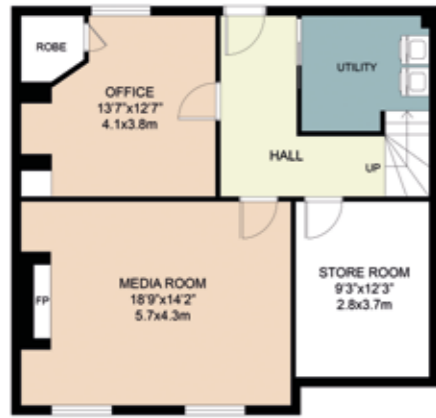
**Golf:** Golfers are well catered for, with Worcester Golf & Country Club close by. Ombersley Golf Club and Gaudet Luce Golf Complex are also within easy reach, each offering courses with stunning views of the Worcestershire countryside.



**Schools:** Local state schooling includes the highly popular Northwick Manor Primary and Tudor Grange Academy secondary. Well regarded independent schooling is close at hand too – RGS Worcester and The Kings School Worcester are both within walking distance.



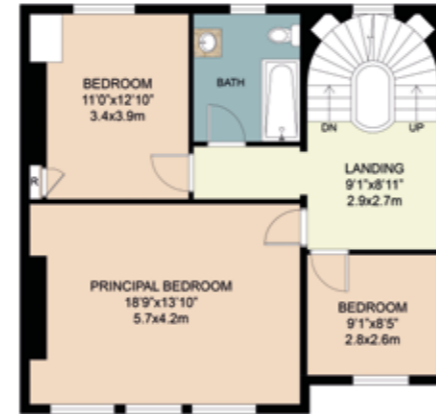
Total Floor Area: 303 sq.m / 3,258 sq.ft



Basement



Ground Floor



First Floor



Second Floor

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### The Finer Details...

- Grade II Listed Georgian townhouse dating from circa 1826
- Located on the highly regarded Britannia Square in Worcester
- Beautiful original staircase and period detailing throughout
- Home cinema with acoustic ceiling and integrated 8-channel sound
- Planning permission and listed building consent granted for kitchen extension
- Mains drainage and gas central heating
- EPC exempt due to Grade II Listed status





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STOWHILL ESTATES

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