



# Sparrowhall Lane

Worcester | Worcestershire



## Sparrowhall Lane, Worcester, Worcestershire

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Rowan Lodge – An Exceptional Detached Family Home  
in Powick, Worcester  
Approx. 3,046 sq.ft. | Four Bedrooms | Three Bathrooms  
| Double Garage | Expansive Gardens

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### A Unique Country Retreat

Tucked away down a peaceful country lane in the sought-after village of Powick, opposite open fields, Rowan Lodge offers the rare opportunity to own a truly individual home. Set behind private gates and approached via a smart paved driveway, this striking detached family residence combines generous proportions with elegant design, perfect for modern family living.

### Spacious & Versatile Accommodation

- Grand Dining Hall – The impressive entrance hall welcomes you with a dramatic staircase rising to a galleried landing.
- Principal Bedroom Suite – Situated upstairs for privacy, this large bedroom benefits from its own luxurious en-suite bathroom and Air Conditioning
- Three Further Bedrooms on the Ground Floor – The guest bedroom features an en-suite shower room, while two additional bedrooms are served by a stylish family bathroom.









## Elegant Living Spaces

- Light-Filled Sitting Room – A wonderfully spacious reception room with dual sets of patio doors opening onto a Victorian-style veranda, creating a seamless flow between indoors and outdoors.
- Kitchen/Breakfast Room – The heart of the home, fitted with a comprehensive range of wall and base units, granite worktops, a central island and built-in appliances. Double doors lead out to the veranda for effortless entertaining.
- Separate Utility – Adding everyday practicality.
- Study/Music Room – An ideal space for working from home or a children's playroom.

## Outside – Privacy & Space

The large, beautifully maintained gardens are mainly laid to lawn, interspersed with seasonal flower beds and seating areas that catch the sun throughout the day. Perfect for family gatherings, gardening enthusiasts, or simply enjoying the peaceful surroundings.

## Garage & Parking

A detached double garage with electric doors provides excellent space for car enthusiasts or a workshop. The generous paved driveway allows parking for several vehicles.









## Key Features at a Glance

- Individually designed detached family home
- Approximately 3,046 sq.ft. of accommodation
- Four bedrooms & three bathrooms
- Victorian-style veranda for year-round outdoor living
- Large private gardens
- Detached double garage with electric doors
- Chain free

## Location

Rowan Lodge enjoys a semi-rural setting while remaining well-connected to Worcester city centre and nearby transport links. The village of Powick is highly regarded for its community spirit, attractive countryside walks and proximity to excellent schools.

Mains Electricity

Mains Water

Mains Drainage

Mains Gas

Tax Band G

## Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit

payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION.**





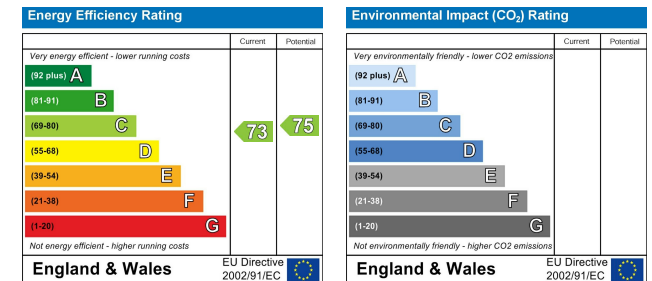




Rowan Lodge, 3a, Sparrowhall Lane, Powick, WR2 4SG



Total Approx Area: 283.0 m<sup>2</sup> ... 3046 ft<sup>2</sup> (excluding landing, loft)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee  
 as to the operability or efficiency can be given.



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