



Lansdowne Crescent

Worcester | Worcestershire

FOX TOWN & COUNTRY HOMES

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Lansdowne Crescent, Worcester, Worcestershire

- Grade II listed residence showcasing stunning Regency architecture.
- Ground floor accommodation - approximately 3,100 sq.ft
- Elegant living space, located near Worcester City Centre.
- High ceilings and large sash windows with classic shutters.
- Exposed wooden floorboards and striking fireplace enhance the character.
- Expansive sitting/dining room with south-west facing light
- Snug room perfect as a study or games room, featuring a generous sash window.
- Well-appointed kitchen with a range of wall and base units and contrasting worktops.
- Generous master bedroom with two large sash windows
- Three additional double bedrooms for family or guests.
- Stylish bathroom with a separate shower cubicle.
- Extensive cellars offer conversion opportunities for additional accommodation (subject to planning).
- Mature gardens with spring and summer flower beds and majestic trees.
- South facing courtyard and garden
- Off-road parking available for two cars, a rare find in the area.
- Situated in one of Worcester's most sought-after areas, blending historic character with modern comforts.





Welcome to a stunning example of Regency architecture, a Grade II listed residence that combines historic charm with modern living. The property has been cleverly and sympathetically converted into separate residences with number 11 having accommodation on the entire ground floor spanning approximately 3,100 sq.ft. This exceptional property is just a short stroll from Worcester City Centre, offering the perfect blend of convenience and privacy.

Captivating design elements of the Regency era, featuring high ceilings and large sash windows adorned with classic shutters. The exposed wooden floorboards and striking fireplace add to the home's unique character, creating an inviting atmosphere throughout.

The expansive sitting/dining room is bathed in south-west facing light, perfect for entertaining and relaxing. Adjacent to this space, the snug serves as an ideal study or games room, complete with a generous sash window that enhances the room's brightness.

The well-appointed kitchen features a range of wall and base units complemented by contrasting worktops, providing both functionality and style.

The master bedroom is generously sized, with two large sash windows and views over the south facing garden. Three additional double bedrooms ensure plenty of space for family or guests.

A stylish bathroom has a free standing bath and separate shower cubicle .

The extensive cellars present a unique opportunity for conversion into additional accommodation (subject to planning). Potential to create a self-contained annexe for a family member or a potential income-generating unit.





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A sun trap courtyard leads onto the mature gardens, lovingly maintained with a variety of spring and summer flower beds and mature trees. The courtyard is perfect for hosting gatherings, accommodating large garden furniture for outdoor enjoyment.

Convenience of off-road parking for two cars, a rare find in such a desirable location.

This unique residence offers immense character and charm, situated in one of Worcester's most sought-after areas.

The property is situated in an extremely convenient location within walking distance to Worcester City centre offering easy access to Shrub Hill Railway Station, and direct rail links to London and Birmingham. Extensive shopping and all amenities are found in Worcester. Junction 7 of the M5 is approximately 2 miles.

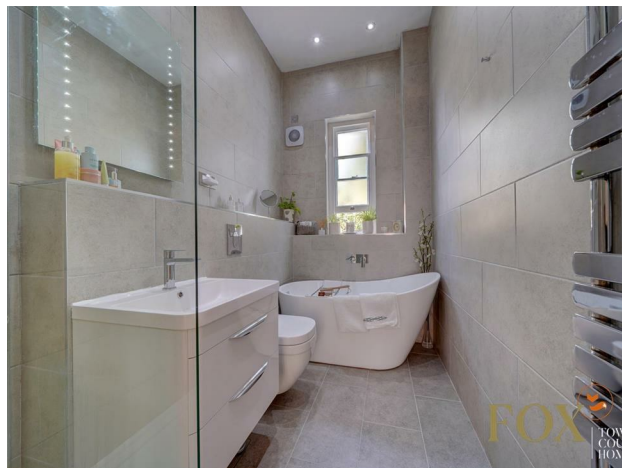
Services: Gas Central Heating, Mains Electric, Mains Water, Mains Drainage, Tax Band C

Lease extended to 999 years in 2013

No 11 and the first floor apartments own the Freehold.

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**





JAMIE COOKS ITALY
THE QUICK BASTARD
TIN
lonely planet
ULTIMATE TRAVELLER

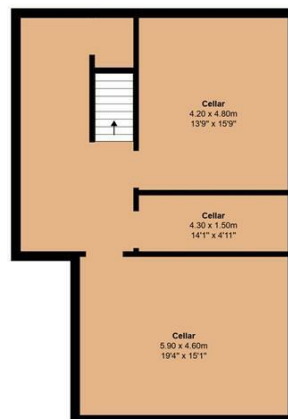


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11, Lansdowne Crescent, Worcester, WR3 8JE



Ground Floor



Basement Floor

Total Approx Area: 286.0 m² ... 3078 ft²
 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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