



LIBERTY HOUSE

16 DROITWICH ROAD | BARBOURNE | WORCESTER



A REFINED TOWNHOUSE

Dating back to circa 1880, Liberty House is a handsome Victorian home that has been thoughtfully reimagined for modern living. Positioned within walking distance of the City Centre, this elegant residence blends period charm with carefully considered updates, offering a lifestyle that is both timeless and contemporary.



THE HEART OF THE HOME

The kitchen and dining space form the true heart of Liberty House. Designed by Richard Burbidge in 2021, the high specification kitchen features Carrara marble worktops, a NEFF gas hob and dual pyrolytic ovens, combining sleek design with practicality. Filled with natural light and warmed by underfloor heating, this stunning 36' space is a welcoming hub for family gatherings and relaxed entertaining.



ELEGANT PROPORTIONS

The interiors are distinguished by their generous ceiling heights, classical proportions and a sense of flow that makes daily living effortless. The sitting room is particularly comfortable — inviting, restful and ideal for quiet evenings or spending quality time with guests. A full renovation programme has brought the house up to an exceptional standard, including a new roof, replacement windows, bathrooms, rewiring and plastering, while maintaining the Victorian period character.



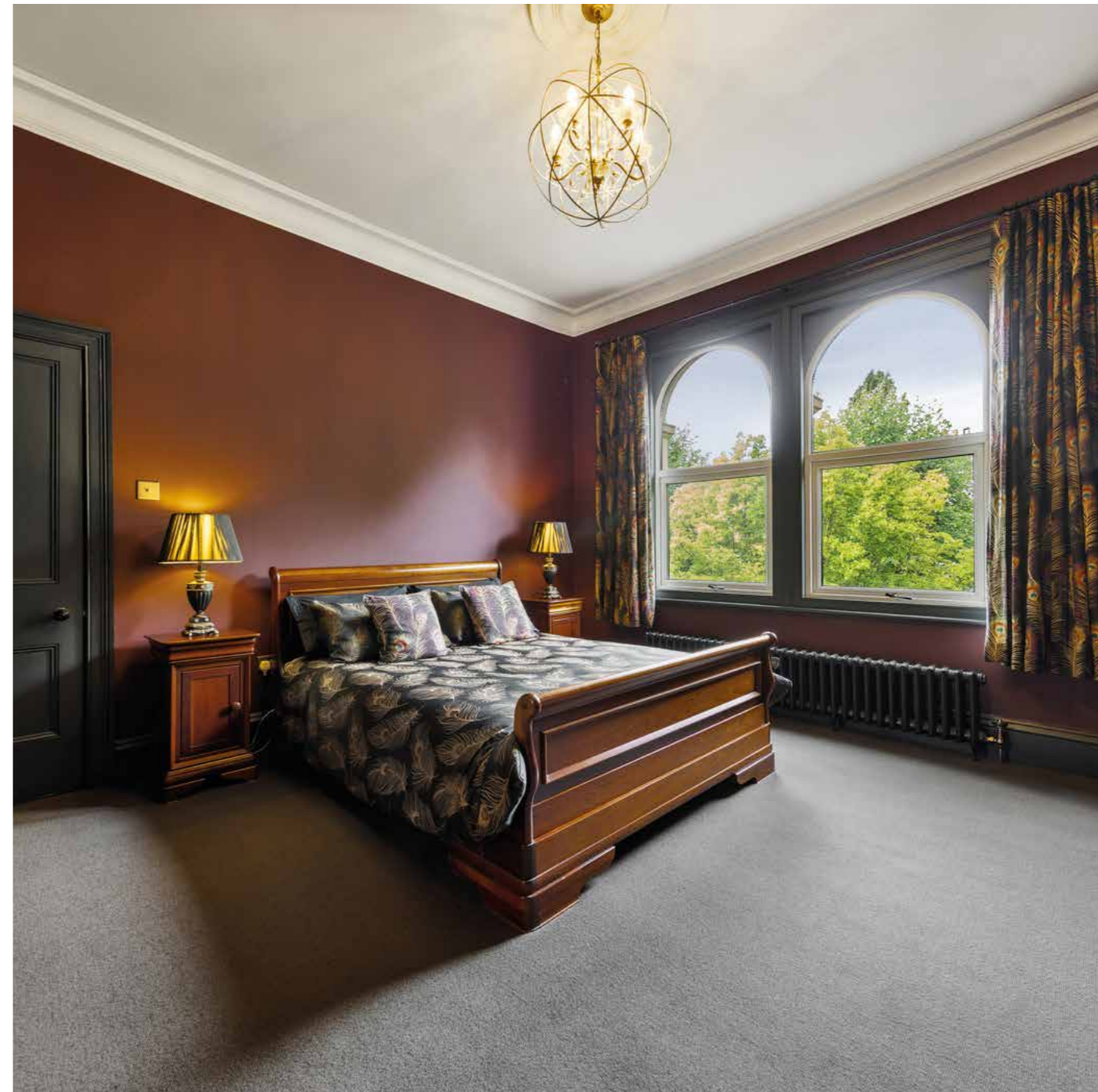


A MODERN HERITAGE

Subtle comforts enhance the everyday: underfloor heating in the kitchen, a modern boiler installed in 2018 and a security system for peace of mind. Every detail has been considered to create a home that balances heritage character with 21st-century comfort.

COMFORTABLE LIVING

The three double bedrooms are light and well proportioned, while the stylish bathrooms reflect a calm and modern aesthetic. With Ultra-fast broadband available, good mobile reception and all mains services, the house is as practical for modern living as it is beautiful.





GROUND S & SETTING

To the front lies a charming paved fore garden, while to the rear, a walled courtyard incorporates a seating terrace and provides generous, secure parking behind a roller shutter door. Liberty House enjoys an elevated setting within a quiet residential neighbourhood. The property is available with no onward chain so this turnkey home is ready when you are.





THE LIFESTYLE

This sought after location offers easy access to all the attractions that Worcester and the surrounding area have to offer. Local walks lead through the beautiful setting of Gheluvelt Park, past the racecourse and along the banks of the River Severn. If you fancy a coffee and a cake, Kyndfolk and Fred's of Worcester are both a short walk away, while an evening out at the theatre or the city's many bars and restaurants is within easy reach too.

WHERE TO GO WHEN YOU NEED:



Weekly Shop: Waitrose Worcester in London Road is within easy reach and is open seven days a week. Also close by are a Tesco Superstore, a Sainsbury's and an M&S Foodhall, giving you plenty of choice for your weekly shop.



Dinner/Drinks: For evenings out, Ounce Bar & Kitchen is a popular destination, known for its prime steaks and lively atmosphere. Browns at the Quay combines character with a modern menu, while The Olive Branch offers Mediterranean flavours in the city centre. Traditionalists will enjoy The Chequers at Crowle for a classic pub lunch or dinner.



Gym/Fitness: There's no need to head far for exercise. There is a trim trail in Gheluvelt Park and Topnoth Gym is located in Worcester City Centre. The Nuffield Health and David Lloyd clubs are located within easy access of the house. For something different, The Tything Boxing Gym and Worcester Martial Arts Academy offer dynamic alternatives. Swimmers can enjoy Perdiswell Leisure Centre, complete with a 25m pool and modern facilities.



Milk: For everyday essentials, the Sainsbury's Local in Barbourne and the Co-op supermarket in Ombersley Road are both just a short stroll away.



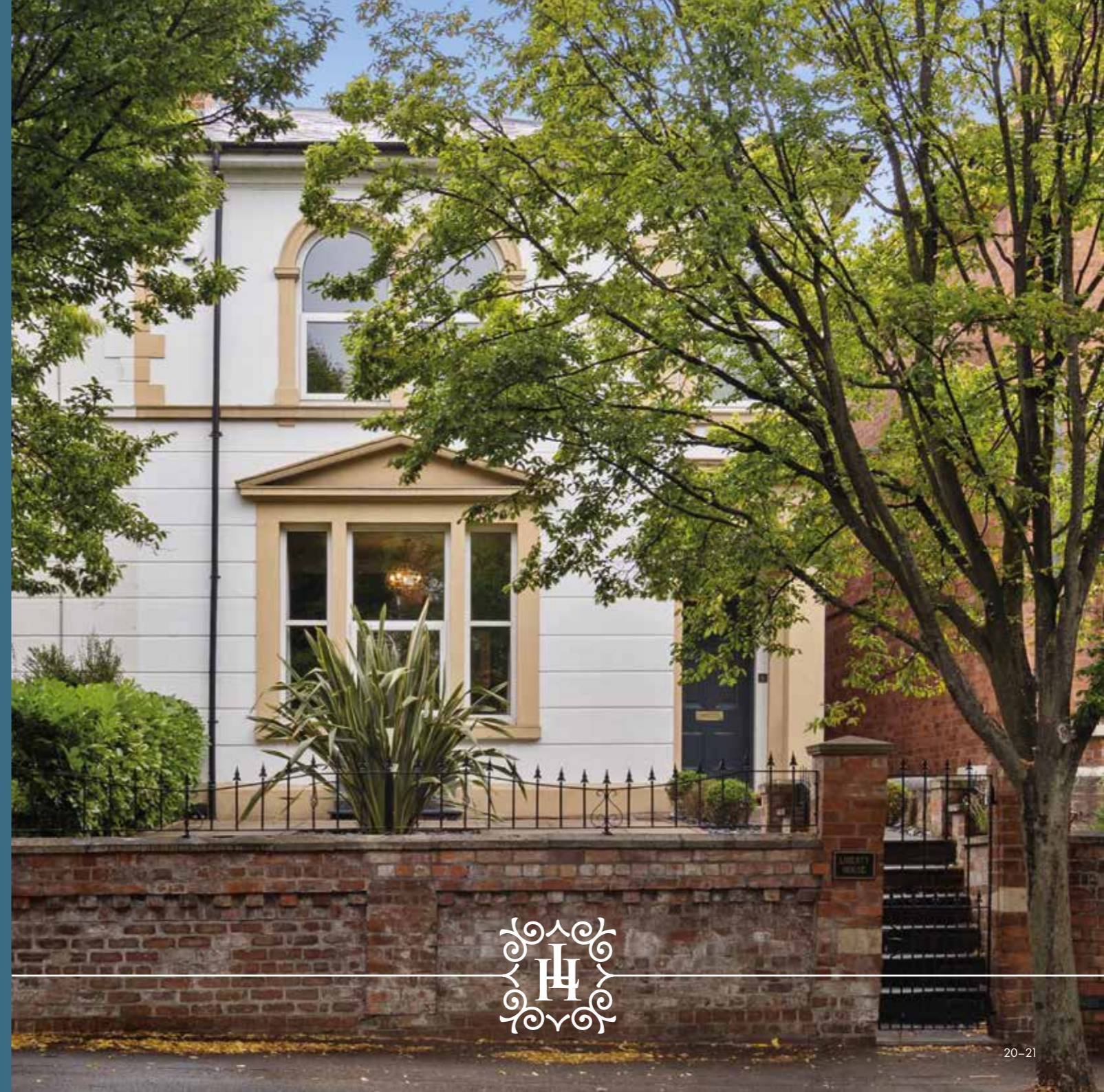
Golf: Golf enthusiasts are spoiled for choice. Further along Droitwich Road, Ravenmeadow Golf Centre is great for families. Worcester Golf & Country Club is set in beautiful parkland, while Bransford Golf Club offers a unique Florida-style course with water features on many holes. A little further afield, Gaudet Luce in Droitwich provides a championship course in a scenic setting.



Walks: Worcester is blessed with lots of green space. Gheluvelt Park offers beautiful landscaped gardens and riverside walks flow into Worcester Racecourse and down to Diglis Basin. A short drive away are Worcester Woods and Spetchley Park Gardens and, for longer adventures, the Malvern Hills and the Cotswolds provide endless countryside trails.



Schools: Worcester offers excellent schooling options. Nearby primary schools include Tudor Grange Primary Academy Perdiswell, St. Georges CE Primary and St. Georges Catholic Primary. At secondary level, Tudor Grange Academy is highly regarded, while in the independent sector, RGS Worcester and The King's School stand out for academic excellence.



Total Floor Area: 2,026 sq.ft



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The Finer Details...

Council Tax Band: E

Local Authority: Worcester City Council

Chain Free Property

All mains services

Electric car charging point



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01242 384444 | contact@stowhillestates.com



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