



EDGAR HOUSE

EDGAR STREET, WORCESTER



TIMELESS ELEGANCE IN THE CITY

Ideal for those who want immediate access to Worcester's vibrant centre yet appreciate the space and grandeur of a period home, Edgar House is a meticulously maintained Grade II* listed Georgian townhouse dating back to 1732.

With an expansive layout of four bedrooms, two bathrooms, and four reception rooms, spread over four floors, this remarkable home embodies refined living. Every element – from its bolection panelling to the elegant sash windows – has been preserved with care, while thoughtful modern improvements ensure it functions brilliantly for 21st-century living.

A Georgian Masterpiece in the Heart of Worcester.



A HOUSE STEEPED IN HISTORY

Step into Edgar House and you are immediately immersed in Georgian charm. High ceilings, panelled walls and original fireplaces whisper of its heritage, while wide windows frame views of the surrounding architecture, most notably Edgar Tower and the majestic Worcester Cathedral.



This is a home built for entertaining and for living well. The sitting room, with its elegant panelling and outlook towards the cathedral, is a space of quiet grandeur and the owners' favourite room. Four generous reception rooms provide flexibility for dining, relaxing, or working from home, each one offering its own character.



BLENDING PERIOD DETAIL WITH MODERN COMFORT

While the house proudly holds its eighteenth century character, it has been enhanced in ways that respect its history. A bespoke Austin Matthews kitchen, with quartzite worktops and a traditional Aga cooker, forms the heart of the home. Both bathrooms have been tastefully updated, the rear roof renewed, and the interiors completely redecorated.





A Nest smart heating system now controls the efficient mains gas central heating, supported by recently replaced radiators. These careful upgrades ensure Edgar House remains comfortable and efficient, without losing its timeless appeal.

EXPANSIVE ACCOMMODATION ACROSS FOUR FLOORS

The scale of Edgar House sets it apart. On the upper levels, four double bedrooms provide ample family accommodation, each with characterful period proportions. The first floor features a useful room, which is currently used as a home gym but would also make a great artist's studio or hobbies room. The loft area includes a games room and office space.





14



AN URBAN OASIS

The walled rear garden is a private and peaceful sanctuary. Whether enjoying summer evenings dining outdoors, gardening, or simply relaxing after a long day, it offers space rarely found in the heart of Worcester.





A PRIME POSITION

Nestled just steps away from Worcester’s cultural and social heart, Edgar House enjoys one of the city’s most desirable addresses. The iconic Cathedral is almost on the doorstep, while the River Severn and its scenic walks are just minutes away.

Within walking distance, you’ll find The King’s School, historic Friar Street with its independent boutiques, lively bars, and a wide choice of restaurants – including the highly popular Côte Brasserie. Sporting and cultural venues are also close at hand, ensuring every lifestyle needs are met.

Everyday Convenience

Living at Edgar House means convenience is woven into every day life. Residents’ permit parking is available on Edgar Street and Severn Street (up to three permits per household, plus visitors, at approximately £30 per annum each), offering peace of mind in this prime location.

The property is also perfectly connected: Ultrafast broadband and 4G/5G coverage support modern working, while mains electricity, gas, water and drainage are all connected.

WHERE TO GO WHEN YOU NEED:



Milk: You're right in the heart of Worcester, so convenience is on your doorstep. M&S Foodhall and Tesco Express are both just a few minutes' walk away, with Waitrose close by for those everyday essentials.



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/Drinks: You're spoilt for choice: stylish dining at Ostlers at Number 1, riverside drinks at Browns at The Quay, or 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.



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.



Gym/Fitness: Living in the city means you're spoiled for choice: Topnotch Gym and Anytime Fitness are a short walk away, while David Lloyd and Nuffield are within a short drive. There are boutique fitness studios, yoga classes and riverside running routes just moments away.



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



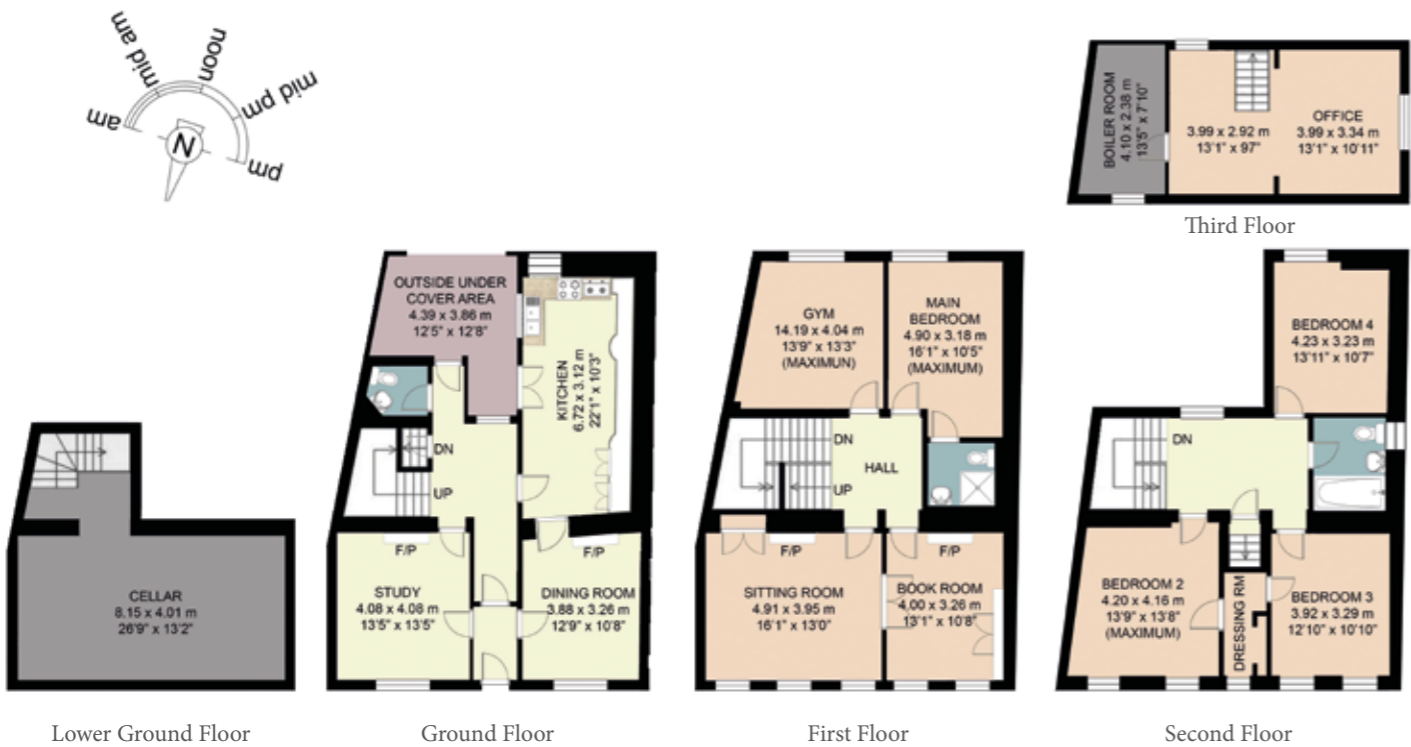
Schools: Edgar House sits within reach of some of the finest schools in the region. The King's School Worcester is just a short stroll away, as is RGS Worcester together with a selection of local primary schools, making this location ideal for families.



Approximate Gross Internal Area

3,123 sq.ft / 290 sq.m

Outside Under Cover Area External Area= 139 sq.ft / 13 sq.m



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan. Produced for Stowhill Estates.



The Finer Details...

- Freehold
- Grade II * listed
- Council Tax Band G
- Utilities: mains electricity, gas, water, drainage
- Gas central heating with Nest smart control
- Broadband: Ultrafast available in the area
- Mobile: 4G and 5G coverage

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STOWHILL ESTATES

What Three Words: [///relate.soil.vivid](https://www.threewords.co.uk/relate-soil-vivid)