



Riverview  
254 Hylton Road | Worcester | Worcestershire | WR2 5LA

FINE & COUNTRY

# RIVERVIEW

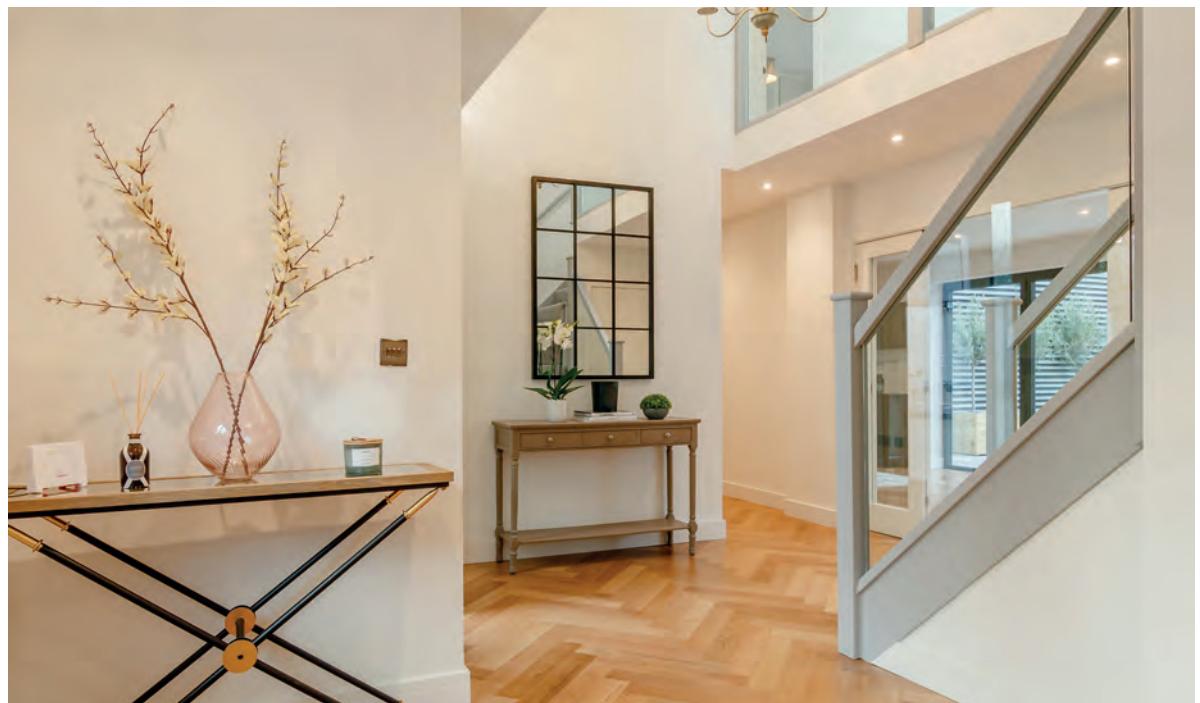
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Riverview is a contemporary, newly developed, four bedroom detached property with a picturesque waterside setting on the River Severn. It comes with full mooring and fishing rights, occupying over 35 feet of river frontage. The location is tranquil and strategically located for a scenic walk into the city centre, also with good access to the motorway and transport network. Ideally situated for the schools of Worcester and Malvern. The property has been renovated and finished to an exceptional standard, boasting an open plan living space with bi-folding doors onto a large terrace overlooking the river.



## Ground Floor

Walking through the front door of Riverview takes you into an impressive double height entrance hallway. This leads you into the beautiful open plan kitchen, dining room and sitting room with a contemporary log burner nestled in the corner. The kitchen boasts underfloor heating, two fridges, two ovens, hot water tap, a wine fridge and a walk-in pantry. There are bi-folding doors across this space giving immediate access to the large outdoor entertaining area. The entrance hallway also leads to number of other rooms including two storage cupboards and a cloakroom. There is also a double bedroom with fitted wardrobes, a shower room, a utility room with fitted bespoke cupboards, a Belfast sink and a study which could be used as another bedroom.





# Seller Insight

“ Occupying a sought after riverside location just moments from Worcester city centre is Riverview, a very stylish home that has been beautifully remodelled and refurbished by the current owners.

“We've renovated a number of houses before but what really captured our imaginations when we happened upon this particular property was the spectacular setting,” says the owner. “The location is something of a hidden gem; the views from the back of the house stretch right the way across the River Severn to Worcester Racecourse beyond so the outlook is leafy and green for as far as the eye can see, and almost has a rural feel. However, the new owners will be able to step out of the front door and either take a 10 minute walk across the nearby footbridge into the city of Worcester or take a short drive into the centre of Worcester where they can access practically everything they could possibly want or need. In my opinion, it's a city centre location that would be hard to better.”

“The property we bought was a 1960s bungalow which had definitely seen better days but the house that we've created is not only absolutely gorgeous both inside and out, it has been designed to take full advantage of its stunning position. We extended up and out, and the building has been given a fresh, modern look with crisp white rendering and pale grey composite weatherboarding, which is maintenance free! Inside we've created four good size bedrooms and a study that could also be used as a fifth bedroom. The main bedroom has an en-suite shower, bath and dressing room area to be totally private from the rest of the house. All bedrooms upstairs have beautiful views through the glass Juliet balconies. The real showstopper is the open plan kitchen, dining and living space that has two huge sets of bi-folding doors which beautifully frame the view of the river. The owners will be able to push back the doors and extend the living space out onto the patio where they can sit and soak in that magnificent outlook.”

“We've deliberately left the garden as a bit of a blank canvas so that the new owners can come in and really put their own stamp on it, but it's absolutely lovely as it is,” continues the owner. “The large patio terrace is raised, which enhances the view, and from there steps lead down onto a vast area of lawn that very gently slopes away from the house. The owners will have direct access to the river as well as full mooring and fishing rights so they might want to build a little jetty for a boat. There's also space enough and the utility supplies ready to build a summerhouse, outdoor kitchen or even outdoor office. The possibilities are endless.”

“The open plan space is definitely my favourite. It has a beautiful fitted kitchen, very smart herringbone wood flooring and in the sitting area we've installed a gorgeous contemporary wood burner. When you sit in there with a fire roaring away, staring out at that beautiful river view, you almost get the feeling of being on holiday.”

“The location offers a little bit of everything. Head out in one direction and you have easy access to the city centre, and just a few minutes' drive in the other direction and you're out in the beautiful Worcestershire countryside in The Malvern Hills or Teme Valley. There are also some excellent schools in the local area, both state and private, and the transport links are second to none.”

“Another lovely feature of the house is the main reception hall. It is a double height and we've installed glazed double doors between it and the open plan kitchen so not only do you get this amazing feeling of space the minute you walk through the front door, but you can also see straight through to that amazing view. Plenty of space lends itself well to entertaining friends and family in a beautiful setting.”

“This project has been a real labour of love and we couldn't be more pleased with the results,” says the owner. “The quality of the finish is second to none and the attention to detail has been minute so the finished article is a really outstanding home. However, what really sets it apart is this amazingly picturesque and very tranquil riverside location.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









## First Floor

The glass galleried stairway takes you to the first floor, this is configured of three further bedrooms, a family shower room and storage cupboard. The principal suite has an en-suite shower room and a dressing area with a free-standing bath and fitted dressing table. All bedrooms upstairs look out through a glass Juliette balcony with views of the garden, riverside and racecourse. Following along the galleried landing, there are two further double bedrooms both with fitted wardrobes, TV points on the walls and glass Juliette balconies with far reaching views. The family bathroom has been finished beautifully with porcelain marble tiling and feature lighting. All the bathrooms in Riverview have heated flooring.









## Outside

The garden has a large patio entertaining space with a centred low level water feature and atmospheric lighting. Leading down from the patio is a generous lawn with a statement Willow tree. The garden backs onto the River Severn with a private locked gate opening onto the riverside pathway. There is a generous block paved drive to the front of the property providing ample parking, with fitted electrics for the potential of electric gates. There is potential to build a summerhouse/office in the garden and there is an electric supply fitted outside ready to use.











# LOCATION

Riverview is located on the waterfront of the River Severn and near the heart of the cathedral city of Worcester. The excellent schools in the area are within easy reach. The picturesque Worcester New Road cricket ground is 10 minutes' walk along the river. This luxury property has the riverside pathway on its doorstep giving walking access into the city centre. This sought after location has the best of both worlds with a tranquil ambience by the river Severn and close to all the local amenities that this historic cathedral city has to offer.

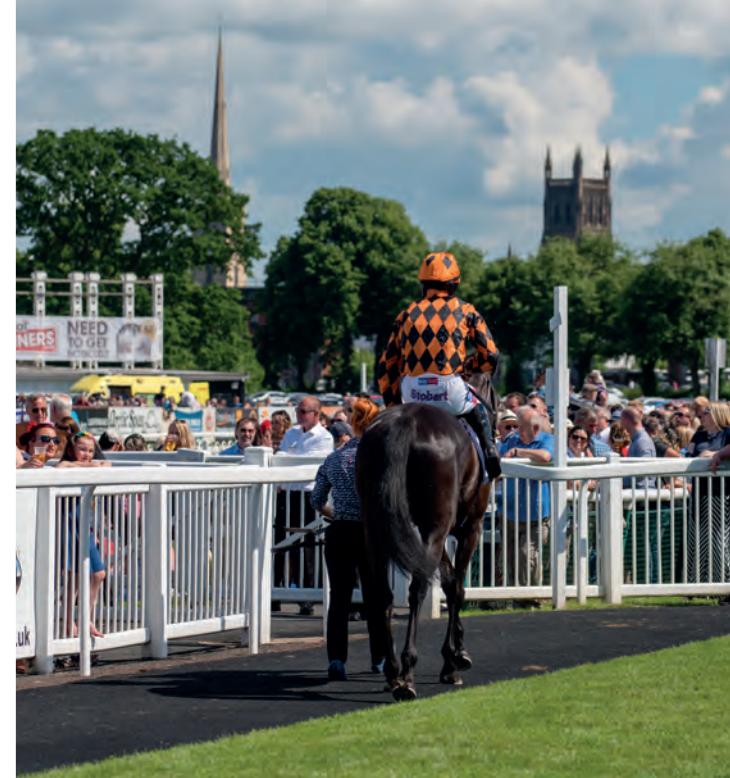
The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

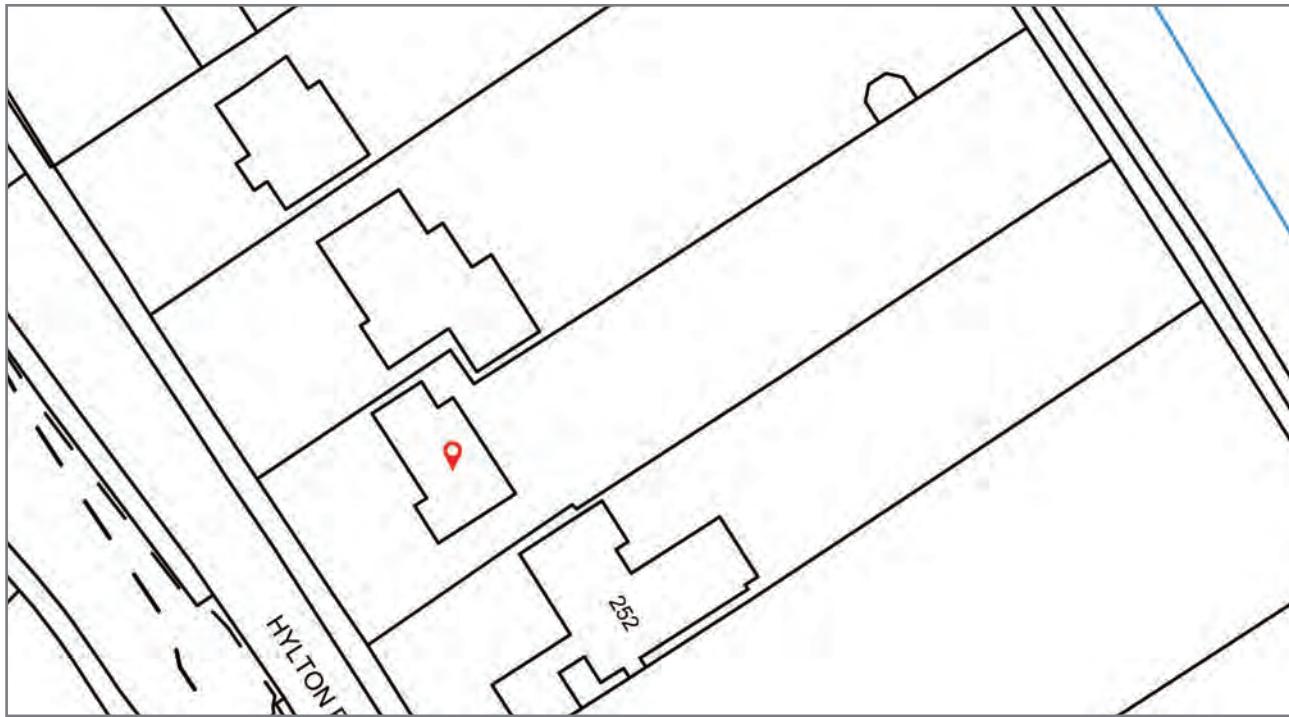
The M5 motorway accessed via J7 of The M5, at South Worcester, provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport and the M40 for onward travel to London. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol.

The newly opened Worcestershire Parkway Railway station, situated to the east of Worcester and only 5 miles from the centre of the city, is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the Capital and other regional centres. The two railway stations in Worcester itself are within easy walking distance of Riverview.

If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Worcester itself benefits from both The Kings School family of Schools (the main school sits adjacent to The Cathedral), and The Royal Grammar School.

For days out and recreation, Stratford-upon-Avon lies to the East, Broadway to the South East, Upton-upon-Severn to the South, and Great Malvern and The Malverns to the West.





#### Services

Megaflo for instant hot water  
 Separate gas boiler  
 Mains electricity  
 Mains water  
 Mains drainage

The property is on a bank overlooking the River Severn but the developer still had to provide a flood risk assessment as part of the planning process. At the very height of the near record floods of February 2020, the water did not reach the willow tree at the end of the garden.

Tenure  
 Freehold

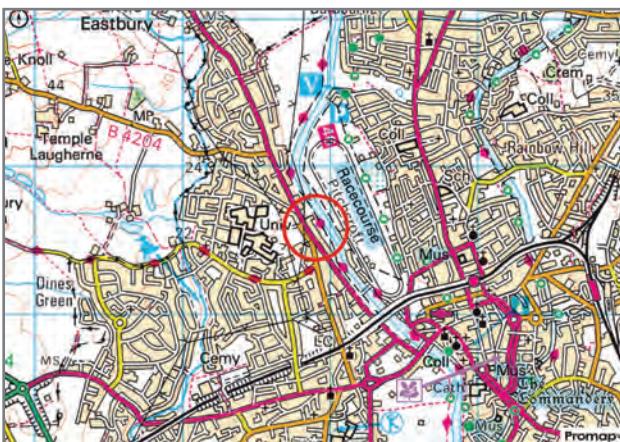
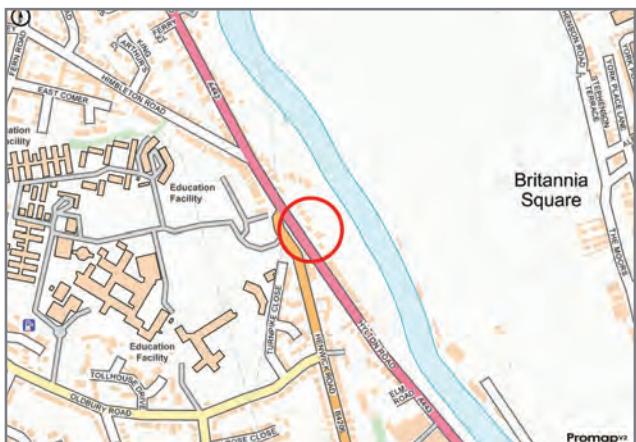
Local Authority  
 Worcester City Council  
 Council Tax Band D

Viewing Arrangements  
 Strictly via the vendors sole agents Fine & Country on 01905 678111.

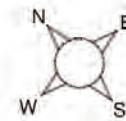
Website  
 For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

Opening Hours:  
 Monday to Friday  
 Saturday

9.00 am - 5.30 pm  
 9.00 am - 1.00 pm



Riverview, Hylton Road, Worcester  
Approximate Gross Internal Area  
1924 Sq Ft/179 Sq M

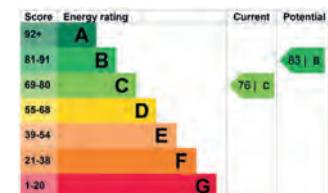


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.12.2020





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Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

YOU CAN FOLLOW VANESSA ON



“

*Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended.”*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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