



20 Hill View Road

St John's, Worcester, WR2 4PJ

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20 Hill View Road - A beautifully presented four-bedroom detached family home, combining traditional character with a stunning modern extension and exceptional open-plan living.

Situated on Hill View, this impressive four-bedroom, two-bathroom home offers a fantastic balance of period charm, contemporary design and practical family living. The original property retains its attractive character and distinctive architectural features, while a substantial modern extension to the rear has transformed the home, creating a spacious and stylish living environment that is ideal for both everyday life and entertaining.

From the front, the property has an attractive and established appearance, with traditional brick elevations and bay windows.

One of the standout features of this property is the impressive modern rear extension, which has created a superb open-plan kitchen, dining and living space. Designed with modern family living in mind, this is a light, spacious and sociable room with a fantastic connection to the garden. The contemporary kitchen is beautifully finished with a range of deep blue fitted cabinetry, extensive work surfaces and a large central island with breakfast bar seating. Integrated appliances and excellent storage make this a practical kitchen as well as a striking focal point of the home.

Large areas of glazing and bi-folding doors open directly onto the rear terrace, allowing the outside space to become an extension of the living accommodation during the warmer months. Roof lights bring additional natural light into the room, while the combination of modern finishes, feature lighting and generous proportions creates an impressive space for cooking, dining and relaxing. The adjoining dining area provides plenty of room for a substantial dining table, making this an ideal setting for family meals and entertaining guests.



The property provides four well-proportioned bedrooms, offering excellent flexibility for a growing family, guests or those requiring dedicated home-working space. The bedrooms benefit from the character and proportions of the original house, with attractive bay windows and plenty of natural light. The accommodation is complemented by two bathrooms, providing convenience for family living.

To the front, there is a large gravel driveway providing extensive off-road parking, together with an integral garage. The frontage is complemented by mature hedging and established planting, giving the property a private and attractive approach.

The garden is predominantly laid to lawn and benefits from established planting, mature greenery and a number of different seating areas. A covered outdoor seating area provides an additional space for entertaining, while the raised decking area adds another dimension to the garden.

The rear garden is private, well maintained and particularly suited to modern family life, with plenty of room for children to play or for homeowners to enjoy outdoor entertaining.

Hill View Road, Worcester, WR2

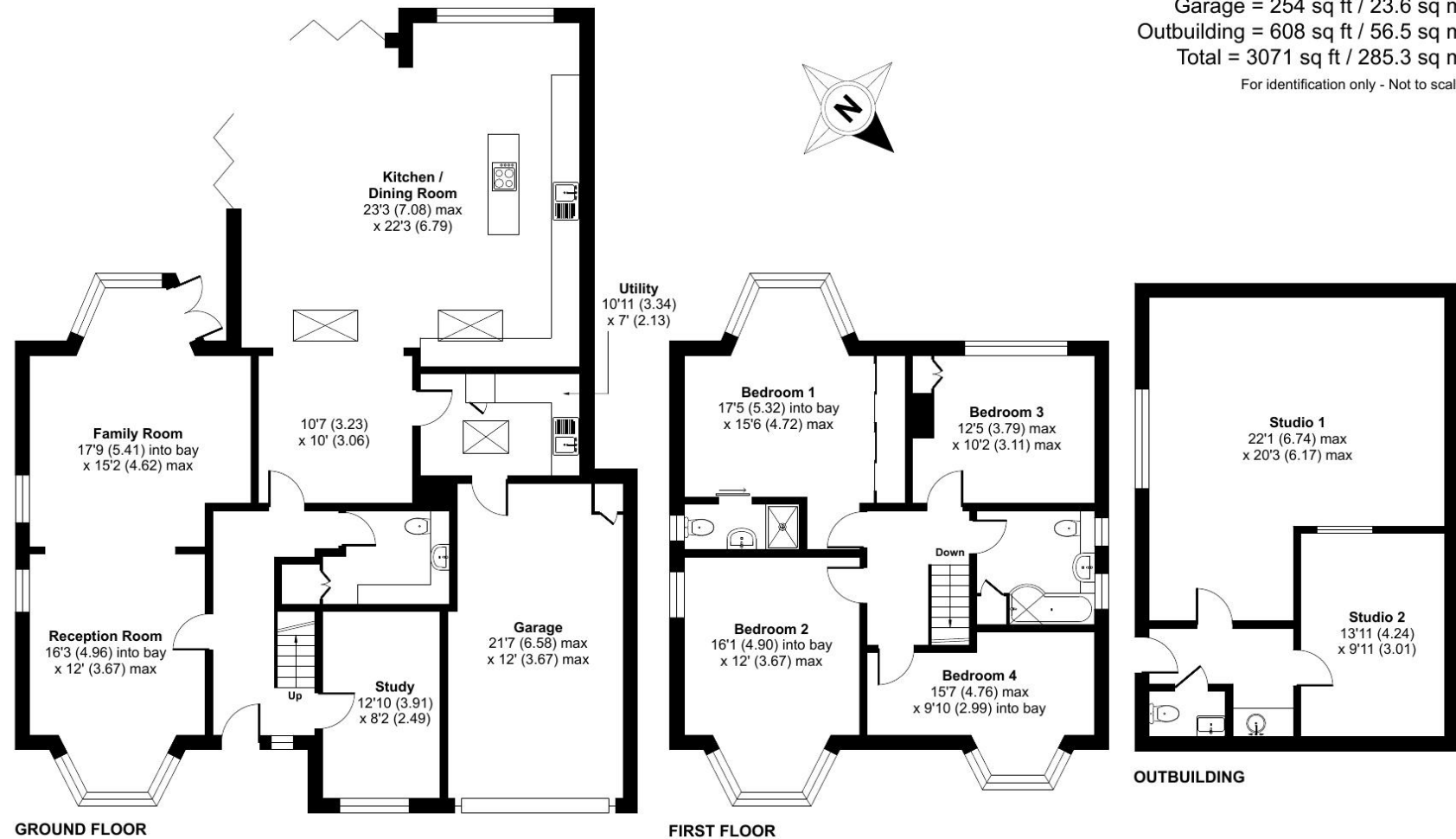
Approximate Area = 2209 sq ft / 205.2 sq m

Garage = 254 sq ft / 23.6 sq m

Outbuilding = 608 sq ft / 56.5 sq m

Total = 3071 sq ft / 285.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		85 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Shelton & Lines Ltd. REF: 1524443



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