



The Old Rectory, Knightwick,  
Worcestershire **WR6**

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Kingt Frank are pleased to offer this immaculately maintained Grade II listed house in a beautiful rural setting.

Worcester 9 miles

Malvern 9 miles

Bromyard 6 miles

(Distances approximate)



**Guide price:** £2,750,000

**Tenure:** Available freehold

**Local authority:** Malvern Hills District Council

**Council tax band:** G



A bright, spacious and versatile property in an amazing rural location.

## The property

The Old Rectory is an immaculately maintained Grade II listed house in a beautiful rural setting. The property occupies a peaceful position opposite the charming village church in a no-through country lane in the beautiful Teme Valley. The main house is a former 18th-century rectory with an earlier, timber-framed dwelling adjoining the rear.

- Seven-bedroom main house of 6,276 sq. ft. over three storeys with cellars.
- Detached two-storey coach house of 1,066 sq. ft. providing one bedroom annexe space, currently used as staff offices.
- Detached office building with terrace, wood burning stove, kitchenette and w.c.
- Timber-framed building providing a four-car garage and gym.
- Gardens and grounds extending to 4.4 acres, including orchard and paddock.
- Far-reaching rural views over the beautiful Teme Valley.





Beautifully presented throughout.





## Services

Oil-fired central heating and Aga  
Private drainage via a septic tank

## Location

Local amenities are available in the surrounding villages of Knightwick, Suckley and Alfrick. More comprehensive facilities are found in the historic market town of Bromyard, which is 6.5 miles away, together with Malvern and the Cathedral city of Worcester.

## Directions

WR6 5QF

<https://w3w.co/cable.estimate.judges>





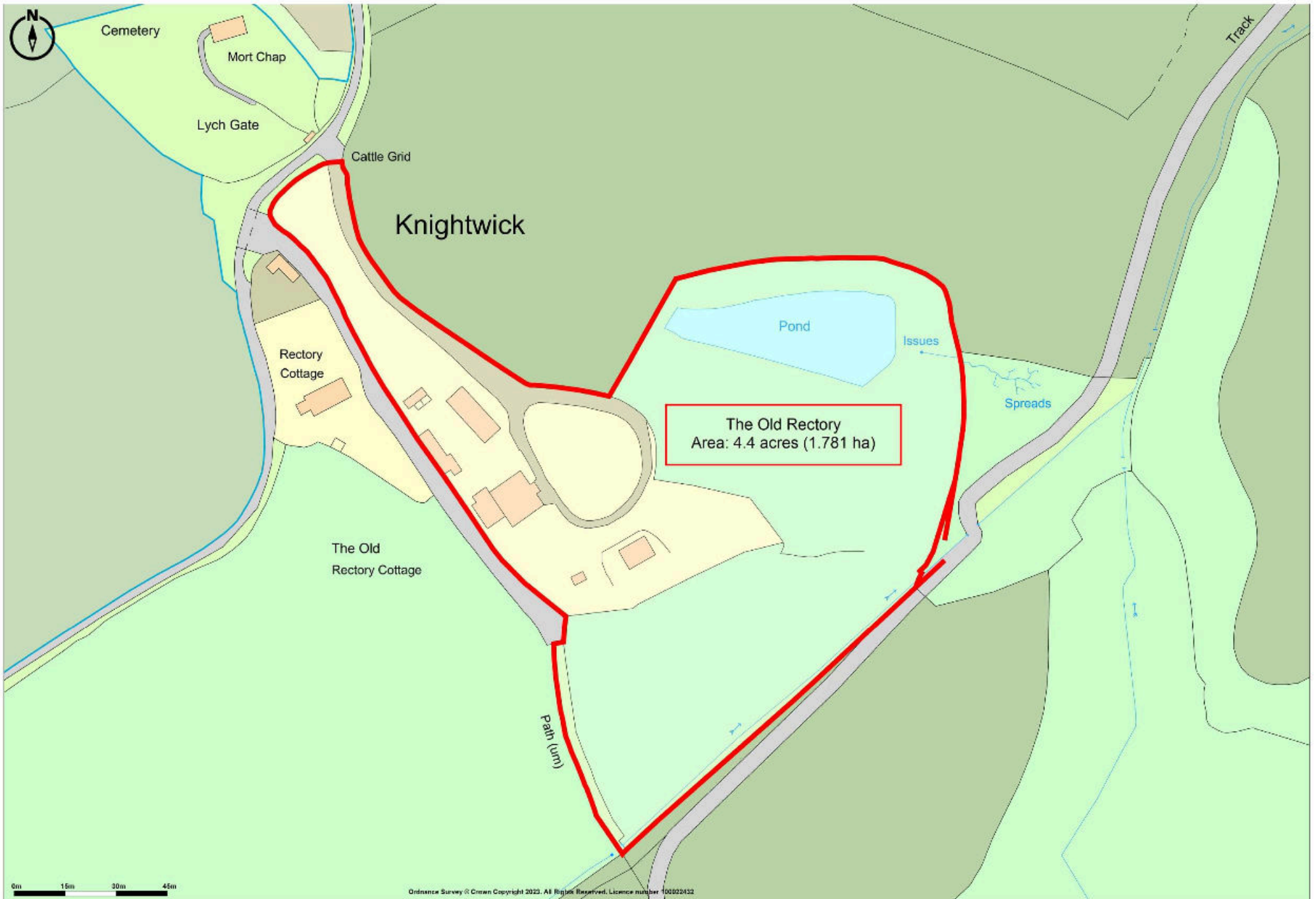
The Coach House,  
Garden Room and  
Gym.







Beautiful exposed timber and very well designed.

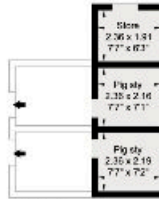
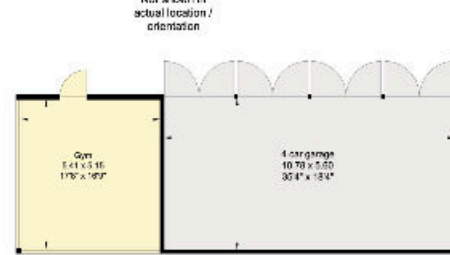
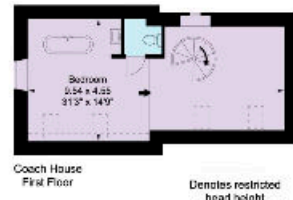
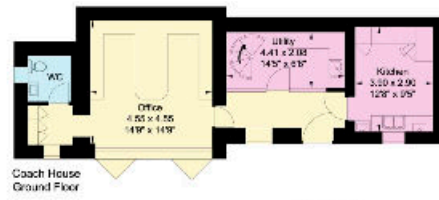


**Total Approximate Area**

**831 SQ M / 8948 SQ FT**

- House 583 sq m / 6276 sq ft
- Coach House 99 sq m / 1066 sq ft
- Garden Room/Office 45 sq m / 485 sq ft
- Gym 28 sq m / 300 sq ft
- Outbuildings 76 sq m / 821 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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