



Hillhampton House, Great Witley, Worcestershire



One of Worcestershire's finest country houses.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room | Library | Study

Kitchen/Breakfast/Living room

Utility | Larder | Gym | Cloakrooms | Cellars

First floor: Principal bedroom suite with sitting room and two dressing rooms | 3 further guest bedroom suites

Laundry room

Second floor: Bedroom and bathroom | Apartment with kitchen, living room, 2 further bedrooms and a shower room

Outside

Beautiful mature formal gardens | Main and rear drives

Parkland | Tennis court | Maze | Pastureland

The Lodge

Two reception rooms | Kitchen | Utility | Store room

Two bedrooms | Bathroom

Private gardens | Parking

The Coach House - **available by separate negotiation**

Three reception rooms | Kitchen | Utility | Three bedrooms

Office/Bedroom four | Three bathrooms | Dressing room

Stables | Motorbike room | Garaging | Private parking and drive

In all about 19.48 acres

For Sale Freehold

Distances

Worcester City Centre 10 miles, M5 (J5) 12 miles, Droitwich

Spa 10 miles, Birmingham 32 miles, Cheltenham 36 miles

Birmingham International Airport 38 miles

(Distances approximate)



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Situation

Hillhampton House is situated at the head of a long tree-lined drive, looking out over the rolling beautiful countryside of North West Worcestershire within the sought after Teme Valley.

The house is positioned on the edge of Great Witley, an historic village nestled beneath the wooded Abberley Hills and the slopes of Woodbury Hill.

Hillhampton House was once part of the Witley Court Estate, and the ruined palace of Witley Court is cared for today by English Heritage. Witley Court was originally owned by the Foley Family, and then taken on by the Earls of Dudley, who at its time owned 9,000 acres in the Parish of Great Witley.

In the 1920's, the Dudleys sold Witley Court to Sir Herbert Smith, a Kidderminster carpet manufacturer, and during his occupancy there was the disastrous fire in 1937 that led to the ruin of the Court.

Great Witley, whilst being rural, is extremely convenient. The A443 leads to Worcester City Centre and on to the M5 with quick access to Birmingham or south to Cheltenham and Bristol. In the village is a post office and shop, primary school and garage. More locally the villages of Abberley, Knightwick, Clifton, Martley and Ombersley have a variety of pubs, local shops, farm shops, delicatessen's, butchers and surgeries.

Nearby Worcester and Droitwich Spa has a mainline train station, with connections to Birmingham and on to London. There is also a Waitrose here, as well as a range of everyday shops and services.

The M5 corridor connects to the M42, making Birmingham International Airport and the NEC train station with a fast train in under an hour and a half to London Euston readily accessible.

There are good nearby schools including Moor Park, The Elms and Winterfold for Prep, and in Worcester itself, the schools of King's and RGS and within striking distance is Malvern College, Bromsgrove School, Cheltenham College, the Ladies College and a number of other excellent schools in and around Cheltenham.



The Main House

Hillhampton House is a handsome Grade II* listed, red sandstone country house, that has in the last 10 years been completely refurbished by its owners.

It was originally the hunting lodge for Witley Court, and remodelled in Georgian times to give the striking front elevation that greets you as you approach down the long gravel drive. There is planning permission for a 3 metre wall at the entrance of the house.

The accommodation is spacious with excellent entertaining rooms as well as being comfortable for everyday living. The fully bespoke kitchen/breakfast/living room focusses around the large, open-plan, handmade kitchen and from here, doors open into the indoor swimming pool. Along with the swimming pool, there is also a jacuzzi, sauna, steam room and gym in the leisure area.

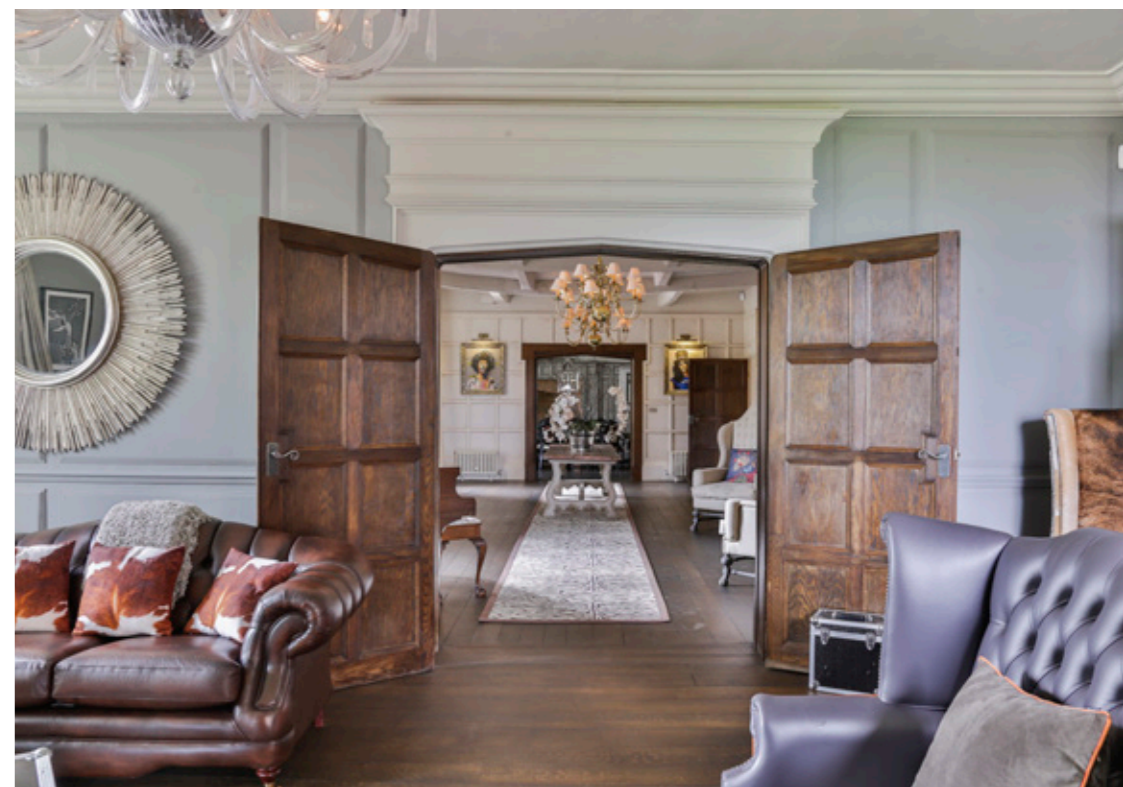
Leading off the kitchen is the walk-in, temperature controlled larder, with a butler's pantry adjoining.

From the pool area, double doors lead out onto the south-facing terrace with an outdoor kitchen that overlooks the gardens, maze, tennis court and surrounding countryside with distant views beyond to the Malvern Hills.

On the first floor, the principal bedroom suite is spacious being made up of multiple rooms including a sitting room, two dressing rooms and the bathroom.

There are three further bedroom suites on the first floor as well as the laundry room.

A staircase leads to the second floor offering flexible accommodation either as a separate self-contained apartment or guest accommodation with three further bedrooms and two bathrooms.







Approximate Gross Internal Floor Area
 House: 1,366 sq m / 14,705 sq ft
 Coach House: 410 sq m / 4,413 sq ft
 Total: 1,776 sq m / 19,118 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.





The Lodge

The Lodge sits at the head of the drive, there are two bedrooms and a bathroom, two reception rooms and a kitchen. There is private parking and its own garden.

The Coach House - **available by separate negotiation**

Positioned at the rear of the main house with independent access from the back drive is the Coach House. Constructed of brick under a tile roof, the building has been completely renovated by the current owners and is now a substantial secondary property that is either ancillary to the main house or can be lived in independently and Let out if required.

The Coach House

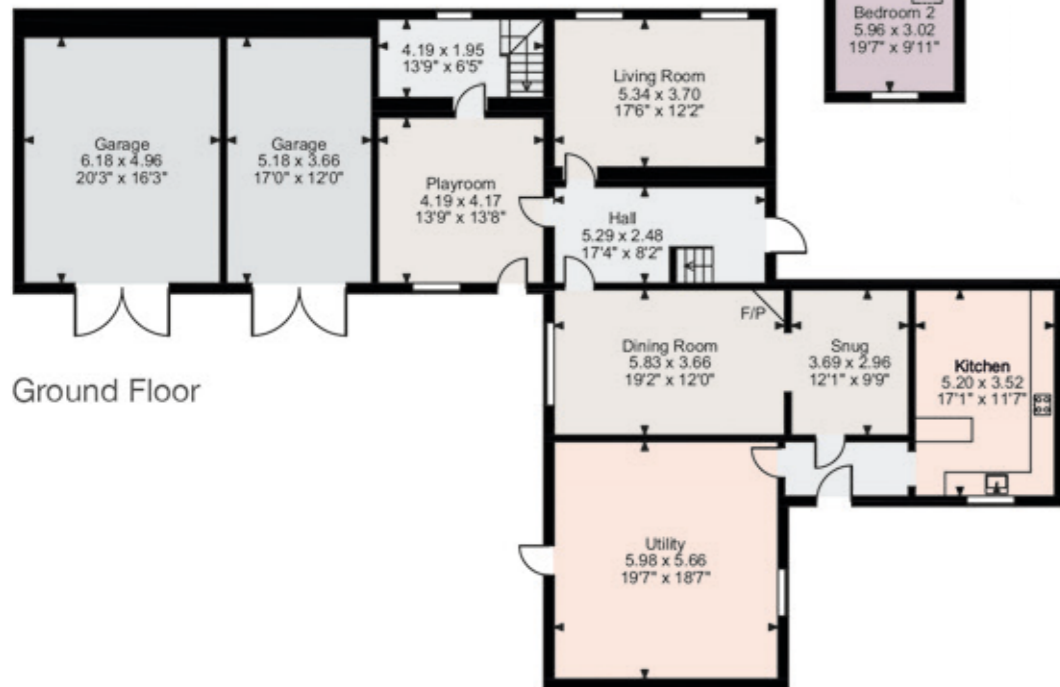
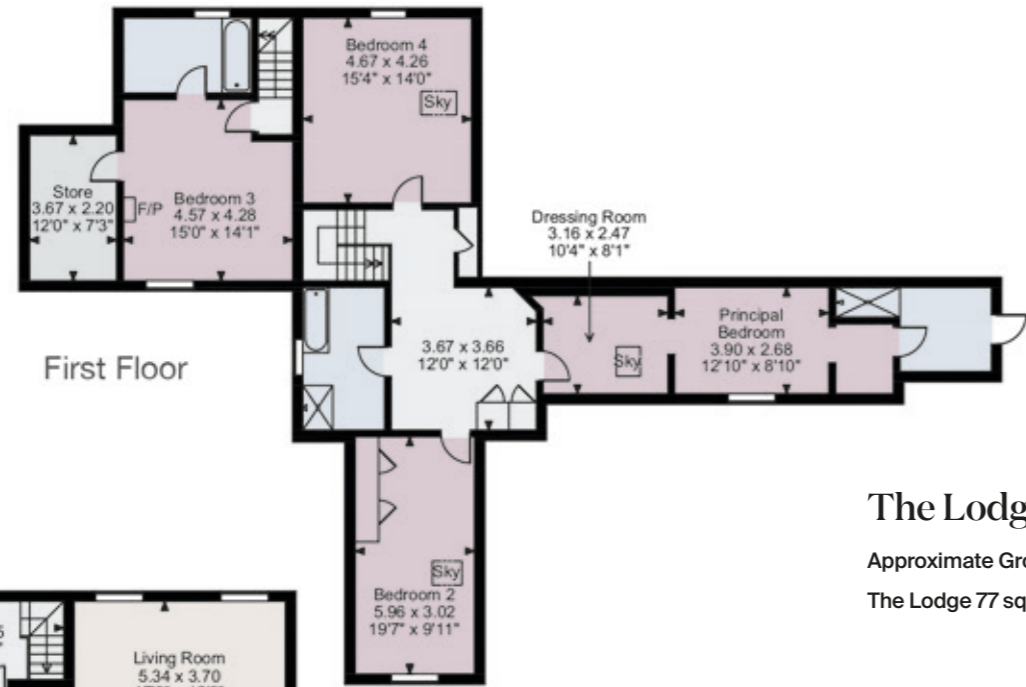
Approximate Gross Internal Floor Area

Main House: 292 sq m / 3,148 sq ft

Garages: 54 sq m / 585 sq ft

Total: 347 sq m / 3,733 sq ft

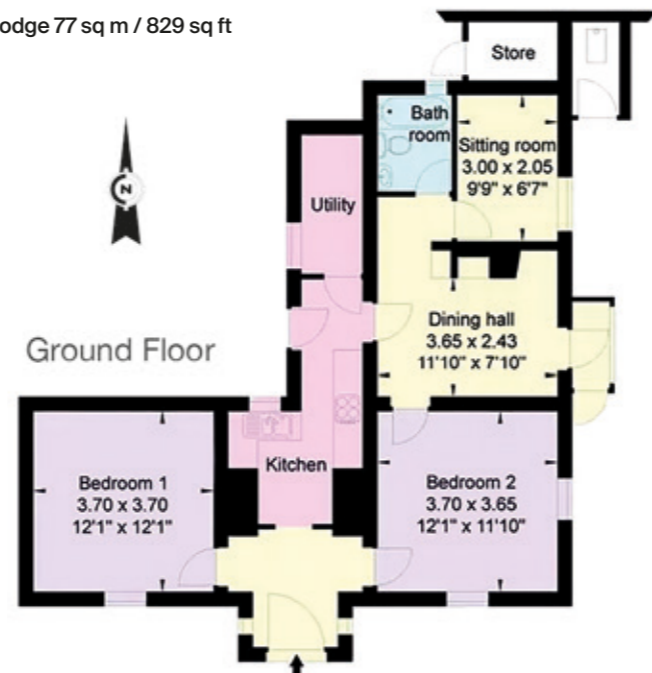
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The Lodge

Approximate Gross Internal Floor Area

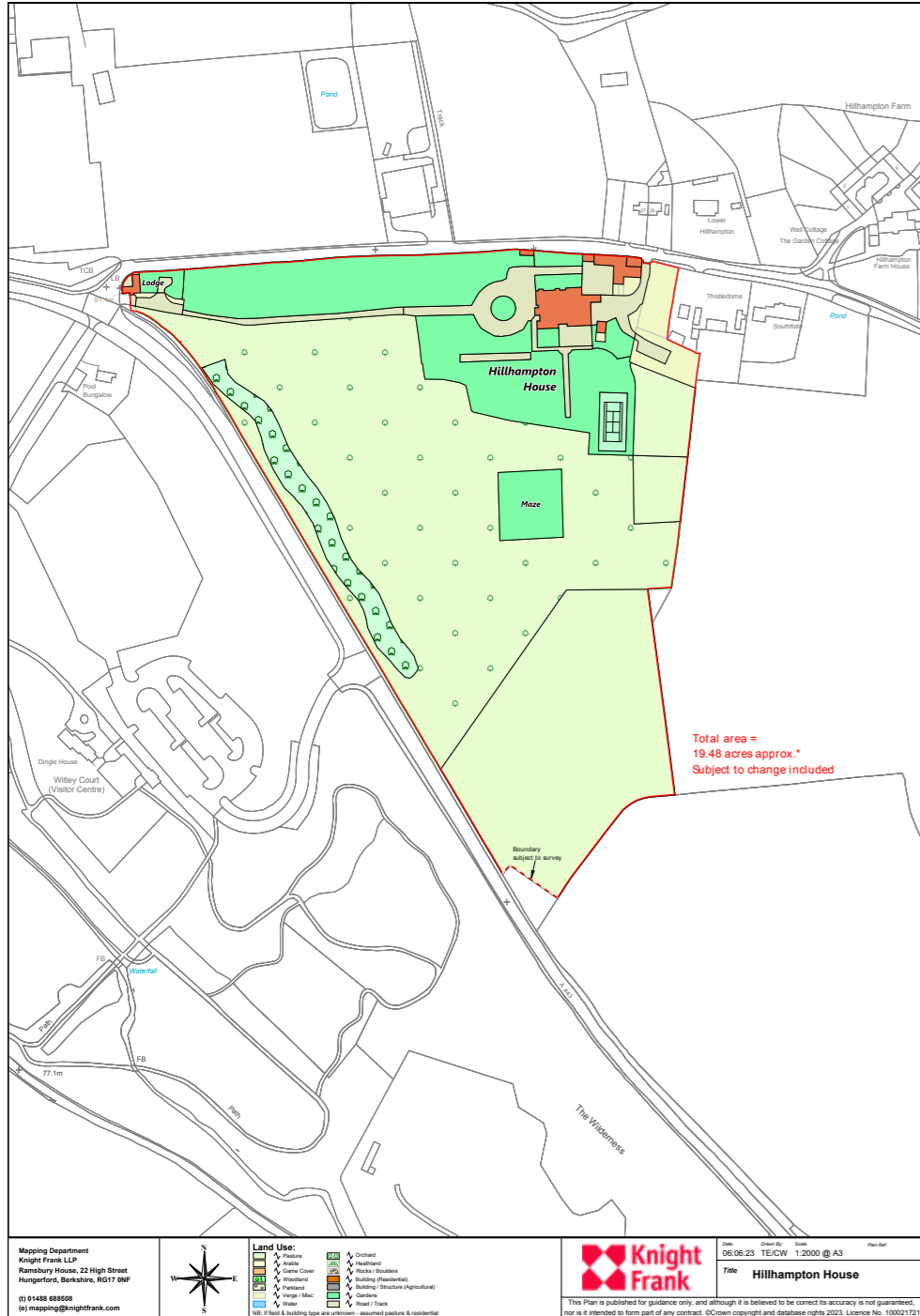
The Lodge 77 sq m / 829 sq ft





Outside/gardens, grounds and land

The formal lawned gardens merge into the surrounding parkland and down to the maze. Within the grounds there is an all-weather tennis court and pond with a fountain. There is land to the south of the principal gardens and an agricultural field.



Directions (Postcode WR6 6JU)

What3Words ///respects.fastening.health

From the M5 exit at either J5 or J6 and head to Ombersley and onto Holt Heath turning right on the A443 towards Tenbury Wells. After a few miles (and before you get to Great Witley) you will pass the entrance to Witley Court on your left, the entrance to the house is immediately on your right just after the entrance to Witley Court.

Property information

Rights of Way: There are no public rights of way that cross the land

Services: Mains water and electricity. Private drainage to Mains drainage linked through Witley Court. Central and water heating via an air exchange and solar system. Oil fired central heating and Aga.

Local authority: Malvern Hills District Council

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

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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