



Whiteoaks, Great Comberton, Worcestershire

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A most beautiful detached listed property with good ceiling heights, detached cottage and **lovely gardens** in a sought-after village at the foot of Bredon Hill in the Cotswold Area of Outstanding Natural Beauty.

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### Summary of accommodation

Entrance Halls | Cloakroom | Drawing room | Dining room | Kitchen/breakfast room | Contemporary garden room | Study | Utility room | Principal bedroom with walk-in wardrobe and en suite bathroom | Three further bedrooms | Family bathroom

About 3,090 sq ft

Boiler room | Outbuilding with double garage, workshop | Loggia and garden store | Beautiful gardens and private parking

**The Cottage:** Hall | Kitchen | Sitting/dining room | Shower room | Bedroom one | Dressing room/bedroom two | Attached store | Parking

About 1,076 sq ft

In all about 0.37 acres

### Distances

Pershore 2.6 miles, Broadway 11 miles, Worcester 13 miles, Cheltenham 17 miles, M5 Junction 7 Worcester and Junction 9 Tewkesbury both 9 miles  
Birmingham International Airport 45 miles, Bristol 55 miles

(All distances and times are approximate)



Knight Frank Stratford-upon-Avon  
Bridgeway  
Stratford-upon-Avon  
CV37 6YX  
[knightfrank.co.uk](http://knightfrank.co.uk)

James Way  
01789 297735  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)





## Location

Whiteoaks is surrounded by some of England's finest countryside. It is well located for access to a number of regional centres, including the Regency spa town of Cheltenham and, the market town of Pershore and the city of Worcester, all of which offer superb every day amenities. The English show village of Broadway is nearby with a superb range of hotels, restaurants and public houses.

The village of Great Comberton sits on the edge of Bredon Hill and consists of many delightful thatched cottages and includes Saint Michael's Church dating back to the 14th century. The property is within the village Conservation Area.

Pershore provides an intercity train service to London Paddington, as well as regular connections to Birmingham. The M5 at Tewkesbury and Worcester is approximately 9 miles distant and provides good access to the national motorway network. Birmingham International Airport can be reached within 45 minutes.





There is a wide choice of schools in the area, including King's School and The Royal Grammar School in Worcester, Cheltenham College and Malvern College, as well as renowned preparatory schools, the Elms at Colwall and Malvern St.James . Further afield lie more choices with Shrewsbury and Oxford all offering a range of excellent schools.

There is a wide selection of recreational and sporting facilities nearby with a number of good local golf courses. Racing is available at both Cheltenham and Worcester, and the surrounding countryside provides a wonderful range of walking and riding opportunities along a network of bridleways.

## The property

Formerly three timber-framed and thatched cottages, the oldest believed to date from around 1500, and extended in the sixteenth and seventeenth centuries, Grade II listed Whiteoaks has been transformed into a stunning and beautiful house, with lovely gardens garaging and outbuilding and a detached cottage.

The property has adapted well to modern living, with good room sizes and ceiling heights for a property of this age, yet retaining the period features and architecture of its origins. The property still boasts three staircases, one leading to the principal bedroom suite the others to the rest of the first-floor accommodation. The thatch is of reed. The straw ridge was renewed in 2017.

To complement the original dwelling, a contemporary glazed garden room has been added, opening to the garden and contrasting pleasantly with the rest of the house without spoiling the visual appearance.

A large central chimney breast with an inglenook fireplace and woodburner in the drawing room, which has an especially fine-timbered ceiling, creates a focal point for the property. The flagstones, timberwork, early timber doors, elm and oak floorboards are special.



The dining room also has a large recessed fireplace with a gas stove and fine flagstone floor. The kitchen has painted kitchen cabinets with granite and timber tops, Lacanche range cooker and integrated appliances, and leads to the stunning garden room, which has a folding glazed wall to the end and which flows seamlessly into the garden.





The principal bedroom has a walk-in closet and its own bathroom with a free-standing bath and separate shower. The other three bedrooms share the spacious family bathroom, which has a claw foot bath and separate shower.





## Outside

The front of the property, elevated above the lane with stone retaining walls, is picturesque, with thatch eyebrow leaded windows and with wisteria adorning the wall and traditional cottage plants and with the boiler house, chimney stack and stone steps to doors to both hallways.

The shrub lined gravel drive passes the end of the property to access the cottage, parking and garage to the rear.

The main garden is west-facing, lawned and with flower beds, herbaceous borders and shrubs and wide edged gravel paths with mature evergreen boundary hedges. Traditional stone well. The patio, off the garden room, catches the afternoon and evening sunshine. The garden extends beyond the garden with a further lawn and shrubs.

The double garage with two pairs of wooden doors has a workshop adjoining and an open-fronted loggia with flagstone floor and terrace for al fresco dining and cooking overlooking the garden and a garden store.

## The Cottage

The brick and timbered Cottage dates from around 1830 and was the village Reading Room, now providing an attractive 1/2 bedroom cottage with a large sitting/dining room and separate fitted kitchen with gas-fired central heating, double glazed leaded windows and parking for two cars.

## Services

Mains gas, water and electricity, private drainage for Whiteoaks and the Cottage. Gas-fired central heating. Telephone and broadband.

## Fixtures & fittings

All items mentioned in these sales particulars are included in the sale. All others including the utility room sink unit are specifically excluded. The vendors solicitor will provide a fittings and contents form identifying items included and excluded, and those which might be available at agreed valuation.





The Cottage



The Cottage



The Cottage



The Cottage



The Cottage



The Cottage

## Directions (WR10 3DP)

What3words: ///armrests.whisker.relations

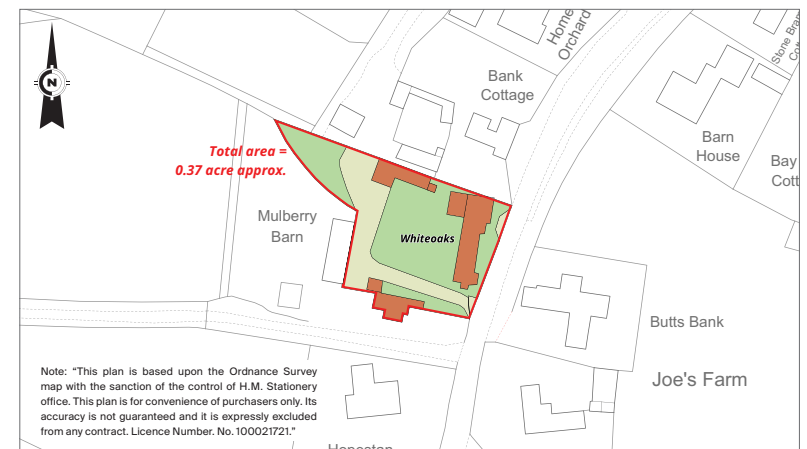
## Property information

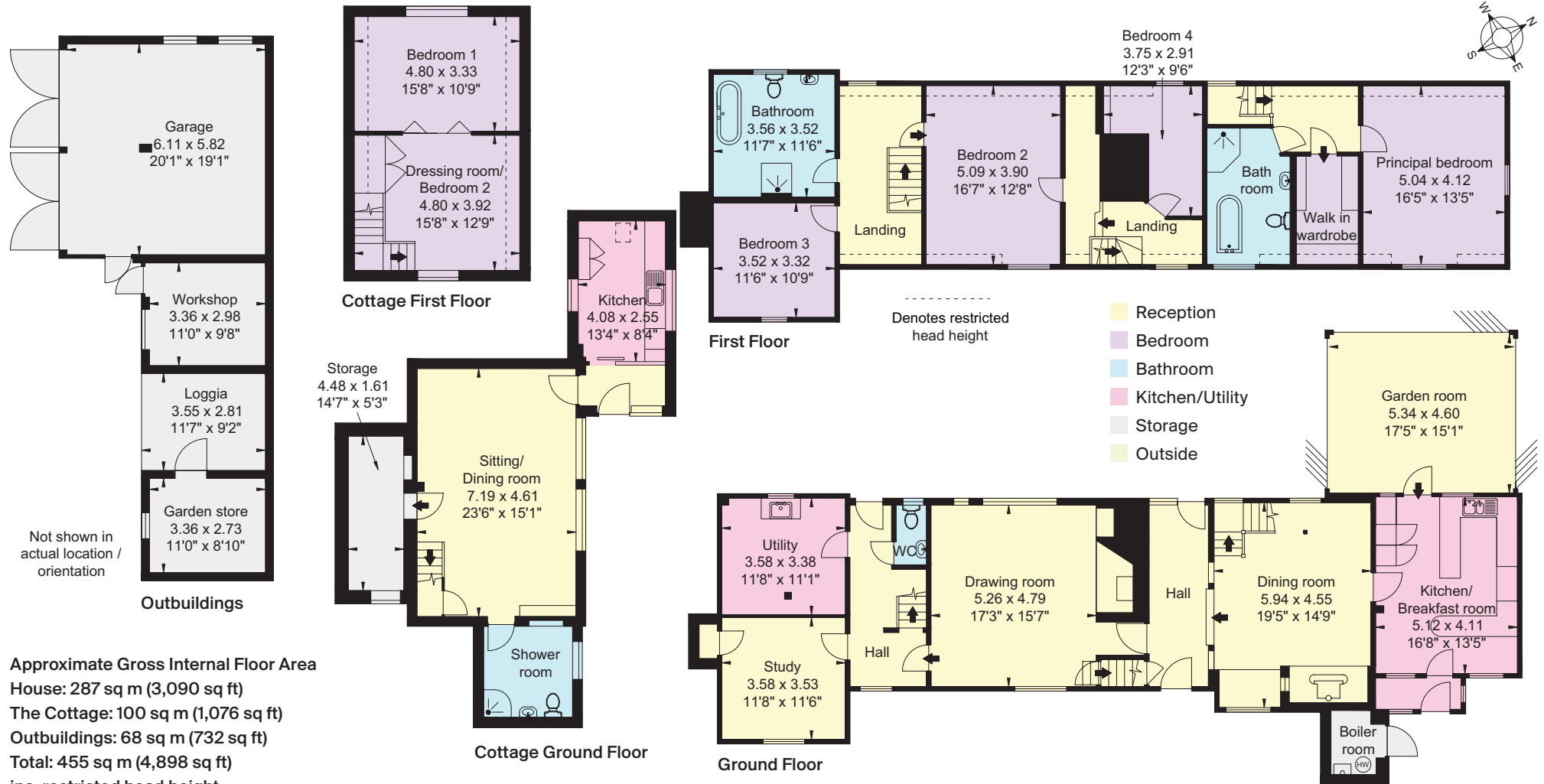
**Tenure:** The property is freehold. The cottage is occupied under an Assured Shorthold Tenancy on two months' notice.

**Local Authority:** Wychavon District Council: 01386 565000

**Council Tax:** Band G

**EPC Rating:** Cottage – E





**Approximate Gross Internal Floor Area**  
**House: 287 sq m (3,090 sq ft)**  
**The Cottage: 100 sq m (1,076 sq ft)**  
**Outbuildings: 68 sq m (732 sq ft)**  
**Total: 455 sq m (4,898 sq ft)**  
**inc. restricted head height**

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.



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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Particulars dated May 2024. Photographs and videos dated May 2024.

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Date: 28 May 2024  
Our reference: CIR012392306

## Whiteoaks, Great Comberton, WR10 3DP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,175,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**James Way**  
Partner  
+44 1789 206 950  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

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