



Ashmore House, Evesham Road, Norton  
Evesham, Worcestershire



# Ashmore House, Norton, Evesham, Worcestershire

Ashmore House is a charming late Georgian country house with well-presented accommodation throughout.

The village of Norton lies in unspoilt countryside famous for fruit orchards and market gardening. The village has a community hall, a parish church and a public house.

Nearby, Evesham is centred around the River Avon with a delightful riverside park and picturesque Abbey. A wide range of shops cater for various daily requirements, including an M&S food outlet, Waitrose and a Tesco store. A farmers' market is held on the fourth Friday of every month. The Regal Cinema is a restored art deco building that hosts mainstream and arthouse films and a broad range of events, including lectures and live performances.



**Guide price:** £1,395,000

**Tenure:** Freehold

**Local authority:** Wychavon District Council

**Council tax band:** G

Worcester, Cheltenham and Stratford-upon-Avon provide a wider range of shopping, cultural and shopping facilities.

There is excellent schooling in the area, with high-achieving state and private schools at Worcester, Stratford-upon-Avon, Cheltenham and Malvern. Prince Henry's High School in Evesham is rated Outstanding by Ofsted.

The M40, M42 and M5 motorway network provide access to London, the Midlands and the South West. Railway stations are at Pershore and Evesham.

There is racing at Cheltenham, Stratford-upon-Avon, Warwick and Worcester, County Cricket at Worcester, Premiership Rugby at Gloucester and golf at Fladbury, Bishampton and Broadway. There are theatres in Cheltenham and Stratford-upon-Avon. Locally there are many public footpaths and bridleways for walking and riding enthusiasts, including the Blossom Trail.



## The property

Ashmore House is a beautiful late Georgian country house originally dating from the sixteenth century with later Georgian additions. The property is built of painted red brick and some local stone under a Welsh slate and clay-tiled roof. There are projecting bay windows, a central vestibule, and a fine front door with a fanlight above. The house sits centrally in its plot in a private setting surrounded by delightful established gardens and grounds.

The well-presented accommodation is set over three floors comprising an entrance hall with a tiled floor, an attractive staircase and delicate cornicing. There is a well-proportioned double-aspect sitting room with excellent ceiling height, French doors leading to a gravel path and an open fireplace with painted pine surround and slate hearth. The formal dining room has an open fireplace with painted oak surround, marble slips and hearth and a bay window with French doors. In addition, there is a charming snug with a beautiful bay window.

Situated to the rear of the property is a farmhouse-style kitchen with a range of painted units beneath granite work surfaces, incorporating a Belfast sink, handmade integrated appliances and an Aga. French doors lead out to a rear terrace. The kitchen opens into a generous breakfast room. Situated off the kitchen is a useful toilet/cloakroom. To the south side of the property is a boot room accessed from the kitchen with a large bay window, tiled floor and exposed timbers. The inner hall provides access to a cosy games room/study with brick built fireplace.

To the first floor is a substantial double-aspect principal bedroom with en suite shower room. There are four further double bedrooms, some with exposed timbers and a substantial double-aspect family bathroom. A charming mezzanine with exposed trusses and built-in cupboards provides a quiet area for reading. A further staircase provides access to bedroom six/home office on the second floor. Off a short landing is access to an attic room which is perfect for storage.



## Outside

The property is approached through a pair of substantial stone pillars to a shared gravel drive. The drive, in the ownership of Ashmore House, terminates in a gravelled forecourt to the front of the property. A spur in the drive provides access to a brick-built single garage. At the rear of the garage is a range of garden stores and outbuildings. There are two stables and a large rectangular barn with planning consent (planning ref: 20/01549/FUL) that could be used as an annexe or games room/gym.

The quintessentially English gardens and grounds, partly walled, are a delightful feature of the property. The gardens are laid out as a series of rooms, each with a different orientation. The formal garden to the east of the property includes a gravel pathway widening to a terrace outside the dining room and a fine lawn with two parallel herbaceous borders. Steps at the far end provide access to a gravelled path linking to an informal garden with gently undulating lawns dotted with ornamental trees and climbing roses.





A south-facing garden lies to the rear of the property, enclosed by the adjoining barns and a stone-paved terrace, which provides an attractive area for outside summer dining. To the west of the house is a small gravelled courtyard kitchen/garden.

An archway between the two stables gives access to a delightful walled garden with three pairs of wrought iron gates set into deep walls. A fine lawn flanked by deep herbaceous borders and steps leads up to the informal garden.

A railed paddock adjoins countryside and is set away from the property to the north.

## Services

Mains electricity, water, drainage and gas are connected. Gas-fired central heating.

## Directions WR11 4TL

From Alcester (Ragley Hall roundabout), take the B4088 through Harvington to Norton for approximately 7 miles. At the roundabout (Norton Grange public House), proceed straight into Norton. After approximately 200 yards, turn first left shortly after the bus stop into a private tarmacadam drive. Proceed along the drive bearing left between gate pillars into a gravelled drive. Proceed straight ahead until reaching Ashmore House.

## Note

Please note that two neighbouring properties have the right of way over the first part of the driveway to access their properties.

## Viewings

By prior appointment, only with the agents.





## Approximate Gross Internal Floor Area 619 sq m / 6,662 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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Particulars dated February 2023. Photographs and videos dated September 2021.

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