

# Prospect House, Evesham, Worcestershire

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A substantial handsome  
**Grade II listed Georgian family home** offering 6,652 square feet of accommodation with beautifully landscaped gardens and a swimming pool.

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## Distances

Evesham town centre 0.75 miles, Evesham Railway Station 1.2 miles (trains to London Paddington from 1hr 41 mins), Stratford-upon-Avon 13 miles, Worcester 15 miles, Cheltenham 23 miles, M5 (J9) 12 miles, Birmingham 30 miles (All distances and time are approximate)



8



6



5



1.06 acre

EPC

D

### Tenure

Freehold

### Local Authority

Wychavon District Council

### Council Tax

Band G





## Situation

Prospect House dates from the first half of the 19th century. It is situated on the edge of Evesham, within three-quarters of a mile of the town centre and just over a mile from Evesham Railway Station, where regular services run to Oxford, London, Worcester and Hereford. The area has excellent communications with the M5, M40 and M42, providing access to London, Birmingham, Bristol, Cheltenham and Gloucester.

Evesham has excellent shopping facilities, including a Waitrose store and sporting and recreational facilities, with further amenities in Cheltenham, Worcester and Stratford-upon-Avon, the region's cultural centre. The area has excellent state, grammar and independent schools to suit most requirements. Golf courses are close by, and racing at Cheltenham, Worcester and Stratford-upon-Avon. The Vale of Evesham has attractive countryside, with the North Cotswolds and Broadway just 8 miles away. There are bridleways and footpaths throughout the area providing plenty of walks.

## The property

Prospect House is a stunning Grade II listed Georgian home set in magnificent gardens on the edge of Evesham. Once the home of the Italian musician and composer Muzio Clementi. Constructed of mellow red brick in Flemish bond, the property dates from the early 1800s; renovated with great attention throughout, the property has a wealth of original character features, including Minton tiled and marble floors, sash and bay windows, some with shutters and wonderful high ceilings and cornices which all blend beautifully with the more contemporary fixtures and fittings to create a spacious and flexible family home perfect for modern living. If required, the ground-floor shower room and adjoining sitting room could provide a ground-floor bedroom.

There are a range of fabulous reception rooms with cast iron fireplaces with marble hearths and surrounds on the ground floor alongside an open plan kitchen/dining/living space which forms the hub of the home and opens into a large conservatory which overlooks the beautifully landscaped gardens. The kitchen has high-quality fitted units with granite work surfaces, a gas AGA and further Siemens, Miele and Sub Zero appliances.

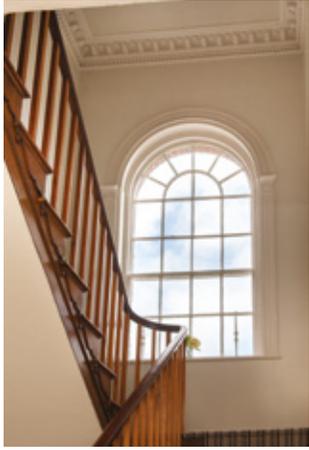


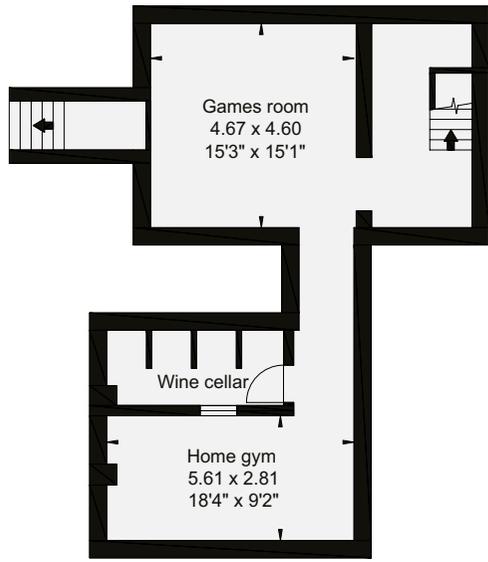
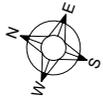




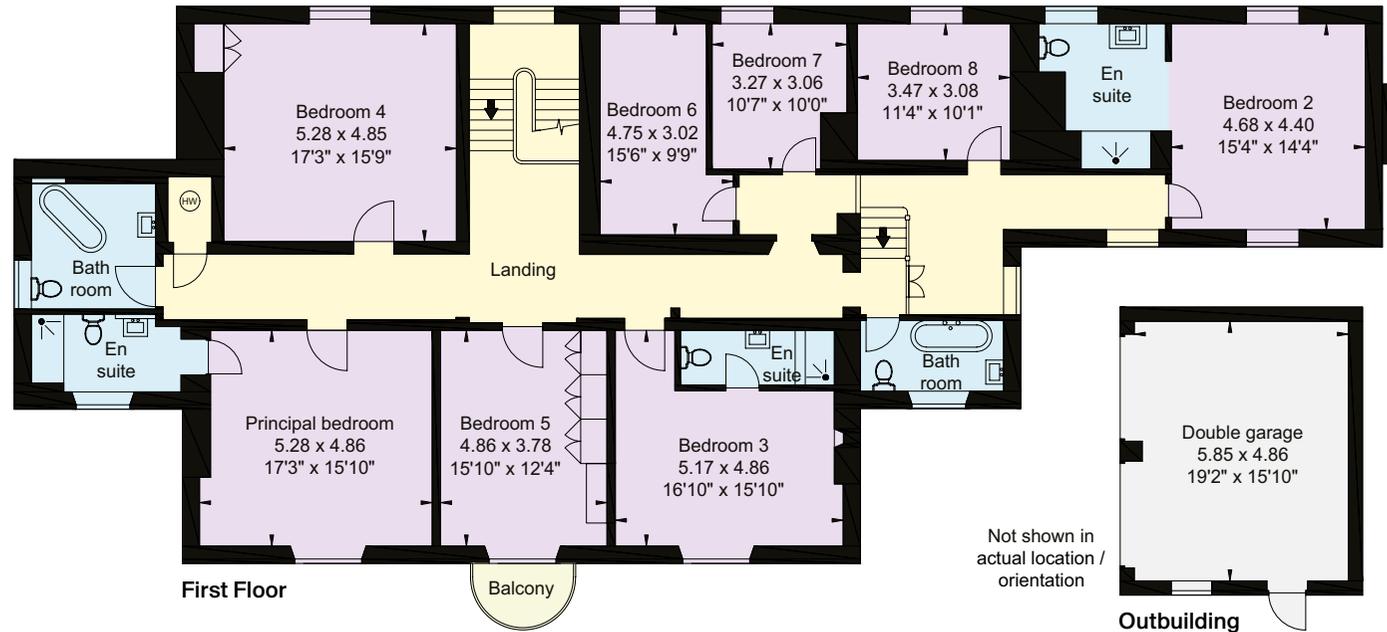
The impressive original staircase rises to the split level first floor landing, providing access to the property's eight bedrooms and six bath/shower rooms, three of which are en suite. The principal bedroom and bedroom two both feature Art Deco-themed shower rooms. A large cellar with several chambers provides further accommodation; currently used as a home gym and wine store, although flexible for many uses.





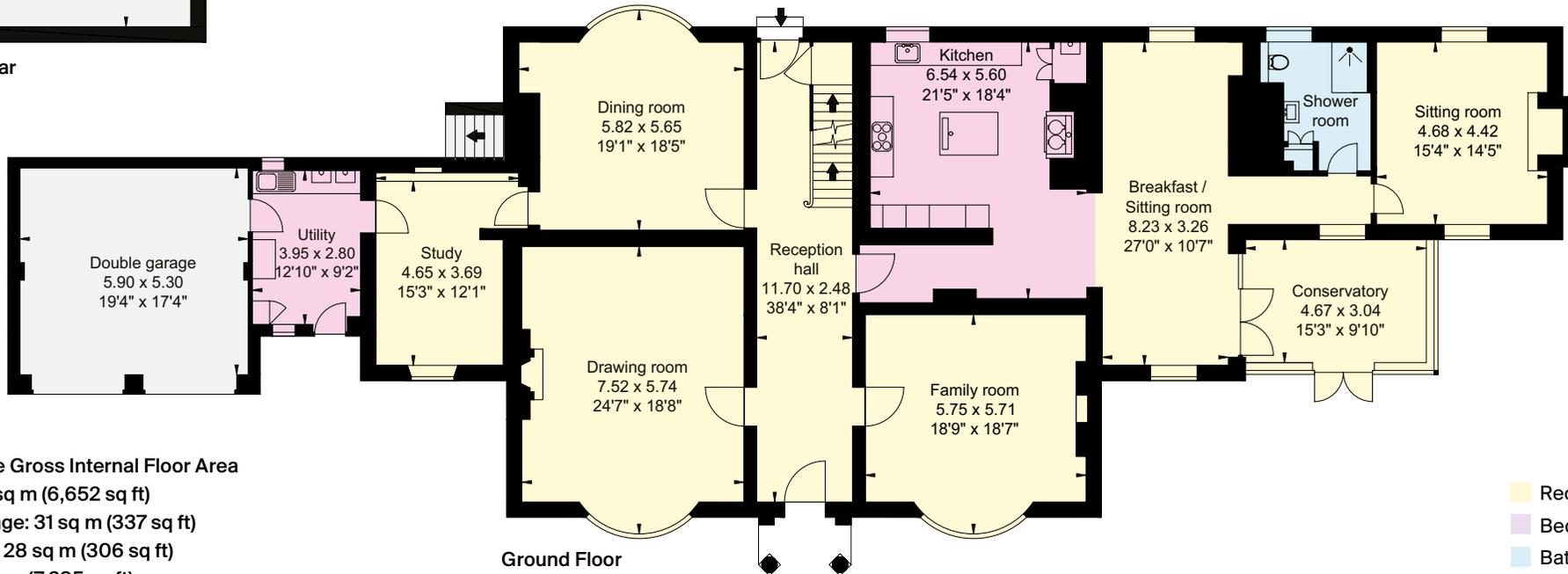


Cellar



First Floor

Outbuilding



Ground Floor

**Approximate Gross Internal Floor Area**

House: 618 sq m (6,652 sq ft)

Double Garage: 31 sq m (337 sq ft)

Outbuilding: 28 sq m (306 sq ft)

Total: 677 sq m (7,295 sq ft)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

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.



## Gardens and grounds

Electric gates open to the driveway, which sweeps around to a parking area at the front and provides access to the attached double garage and separate carport. A second detached double garage offers substantial garden equipment and machinery storage space. The landscaped gardens are simply stunning with a fountain, have been designed to a white theme with a repeat pattern, and have an irrigation and sprinkler system. Perfectly manicured lawns and mature palm trees surround the property's kidney-shaped swimming pool, which can be used throughout the year thanks to its retractable enclosure, pool house and paved surround, whilst a large terrace provides the perfect space for entertaining with wisteria adorning the house. Additionally, to the rear of the property, there is a paved and enclosed courtyard.

## Services

All mains services are connected to the property. Gas fired central heating Security system and cctv.

## Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

## Directions (WR11 3PX)

From Stratford-upon-Avon, take the B439 Evesham Road out of the town towards Bidford-on-Avon. At the island continue straight onto the Salford Road (continuation of the B439). At the next island take the first exit onto the A46 towards Evesham. At the first roundabout take the second exit and continue on the A46 and at the second roundabout take the third exit onto the B4035 Badsey Road. At the mini roundabout the B4035 becomes Elm Road and the entrance to Prospect House will be found shortly afterwards on the left-hand side.

## Viewing

By prior appointment only with the agents.





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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 June 2023. Photographs and videos dated June 2023. Property Number STRO12364608

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Date: 07 March 2024  
Our reference: STR012364608

## Prospect House, Prospect Gardens, Elm Road, Evesham, WR11 3PX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

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

Yours faithfully



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